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HOPE STREET, LYTHAM ST. ANNES FY8 3SL

ASKING PRICE £230,000

- WELL PRESENTED THREE BEDROOM MID TERRACED PROPERTY, WITH A LEAFY AND PRIVATE OUTLOOK OVER HOPE STREET PARK
- SITUATED IN A QUIET RESIDENTIAL LOCATION, CLOSE TO LOCAL AMENITIES, ST ANNES SQUARE, SCHOOLS AND TRANSPORT LINKS

- LOUNGE - DINING ROOM / SECOND RECEPTION ROOM - KITCHEN - SUN LOUNGE - MODERN FAMILY BATHROOM
- SOUTH FACING REAR GARDEN - DOUBLE GARAGE



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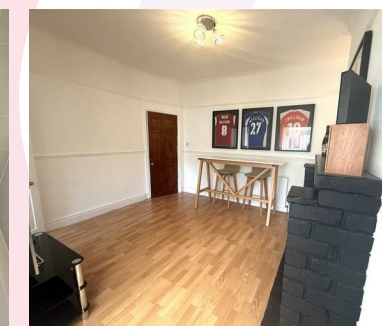
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Entrance
UPVC wood effect entrance door leads into:

Porch
Door leads into:

Hallway
Radiator, stairs lead to the first floor, doors lead to the following rooms:

Lounge
14'6 x 12'11
Large UPVC wood effect double glazed window to front, fireplace housing electric fire, television point, radiator.

Dining Room / Second Reception Room
13'11 x 11'6
Brick built fireplace housing electric log burner, wood effect laminate flooring, radiator, open to:

Sun Lounge
9'2 x 5'6
UPVC double glazed door with side window leads to rear garden, wood effect laminate flooring, three wall lights, polycarbonate roof.

Kitchen
9'11 x 8'11
UPVC wood effect double glazed window to the rear, range of contemporary base units with laminate work surfaces, integrated appliances include: stainless steel sink and drainer, four ring electric hob with tiled to splashback and overhead illuminated extractor fan, 'Indesit' oven and grill, plumbed for dishwasher, space for fridge and freezer, understairs storage cupboard housing meters.

First Floor Landing
Loft access, radiator, cupboard housing 'Main' boiler, fitted wardrobes, doors lead to the following rooms:



Family Bathroom
8'8 x 7'
UPVC wood effect double glazed opaque window to rear, four piece white suite comprising of: vanity wash hand basin, shower cubicle with waterfall shower and further shower attachment, bath and WC, wood effect tiled flooring, tiled to splash backs, recessed spotlights, extractor fan, wall mounted heated towel rail.

Bedroom Two
11'8 x 10'11
UPVC wood effect double glazed window to rear, radiator, original cast iron fireplace.

Bedroom One
11'11 x 10'5
UPVC wood effect double glazed window to front overlooking Hope Street Park, radiator, original cast iron fireplace.

Bedroom Three
9' x 6'5
UPVC wood effect window to front, radiator, half panelled walls.

Outside
The sunny rear garden is laid to lawn.

Garage
18'7 x 16'4
Brick built double garage with power and light, up and over door leading to rear access road., UPVC access door and side window.

Other Details
Council Tax Band - C (£2,145.13 per annum)
Tenure - Freehold
Energy Rating: TBC

