



**REDFERN WAY, LYTHAM ST. ANNES  
FY8 2FN**

**£995 PER MONTH**

- IMMACULATED PRESENTED AND UNFURNISHED TERRACED FAMILY HOME SET OVER THREE FLOORS SITUATED WITHIN A STONES THROW OF ST ANNES BEACH
- CLOSE TO ST ANNES TOWN CENTRE, BLACKPOOL AND BUS ROUTES
- THREE BEDROOMS - OPEN PLAN MODERN KITCHEN AND LOUNGE - CONTEMPORARY FAMILY BATHROOM - DOWNSTAIRS WC
- SUNNY AND ENCLOSED REAR GARDEN - OFF ROAD PARKING SPACE - EPC RATING: B - AVAILABLE MID MARCH 26



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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#### Entrance

Entrance gained via composite door with two double glazed opaque glass inserts which leads into;

#### Entrance Vestibule

Grey laminate flooring, double radiator, fuse box, wall mounted coat hooks, stairs leading to the first flooring landing, door leading into;

#### Kitchen / Lounge

22'0" x 12'2 at widest point  
UPVC double glazed window to the front, French doors to the rear, two double radiators, good range of contemporary wall and base units, wooden work surfaces, stainless steel sink bowl and drainer, tiled to splash backs, integrated appliances include: 'Electrolux' induction hob with overhead illuminated extractor hood, 'Electrolux' electric oven, fridge freezer and 'Zanussi' washing machine, recessed spotlights, two modern light fittings, breakfast bar, television and telephone points, grey laminate flooring, door leading into;

#### Ground Floor WC

4'11 x 2'10  
Two piece white suite comprising of; WC and wall hung wash hand basin, radiator, extractor fan, grey laminate flooring.

#### First Floor Landing

Stairs leading to the second floor landing, doors to the following rooms;

#### Bedroom Two

9'11 to the wardrobes x 7'10  
UPVC double glazed windows to the rear, radiator, fitted wardrobes with sliding doors, grey laminate flooring.



#### Bathroom

6' x 5'7 at widest point  
Three piece white suite comprising of; pedestal wash hand basin, WC and bath with overheard mains powered shower, extractor fan, part tiled walls, wall mounted mirror fronted cabinet, radiator, decorative vinyl flooring.

#### Bedroom Three

12'1 at widest point x 7'8  
Two sets of UPVC double glazed windows to the front, radiator, grey laminate flooring.

#### Second Floor Landing

Inbuilt cupboard providing storage space, door leading into;

#### Bedroom One

17'2 x 9'  
Two large velux windows to the front and rear, radiator, two sets of fitted cupboards, grey laminate flooring, loft hatch.

#### Outside

There is a flagged pathway, an allocated parking space and further visitor parking space to the front. The rear garden is paved and bordered by plum slate chippings for ease of maintenance, gated access to the rear for bin access.

#### Other Details

Council Tax Band: B (£1,876.99 per annum).  
Off road parking for one car



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC