



**MYRA ROAD, LYTHAM ST. ANNES
FY8 1EB**

£750 PER MONTH

- GROUND FLOOR APARTMENT WITH REAR GARDEN
- JUST A TWO MINUTE WALK FROM FAIRHAVEN LAKE - SITUATED CLOSE TO LOCAL SHOPS, TRANSPORT LINKS AND ST ANNES SQUARE
- TWO DOUBLE BEDROOMS - DINING KITCHEN - BATHROOM - FURTHER WC
- 12 MONTH MINIMUM TENANCY



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

Private entrance accessed via UPVC composite door leads into:

Porch

Wooden door with glass inserts leads into:

Entrance Hall

Large mirrored wardrobe, under stairs cupboard housing consumer unit, gas and electric meters, central heating thermostat, radiator, doors lead to the following rooms:

Lounge

15'9 x 15'02

Large UPVC double glazed bay window to front, two radiators, fireplace housing electric fire, telephone and television points.

Bedroom One

13'10 x 12'02

Two UPVC double glazed windows to rear, UPVC double glazed door leading out into the rear garden, television point, radiator.

WC

6'11 x 3'06

UPVC double glazed opaque window to side, two piece suite comprising of: WC and pedestal wash hand basin, part tiled walls, radiator.

Dining Kitchen

12'8 x 9'10

UPVC double glazed opaque window to side, further window to rear, range of wall and base units with laminate work surfaces, stainless steel one and a half bowl sink and drainer, free standing electric oven with four ring hob, overhead extractor, plumbed for washing machine, tiled to splash backs, space for dining table and chairs, radiator.



Inner Hallway

UPVC double glazed door with opaque insert to the side, thermostat.

Bathroom

7'4 x 5'5

UPVC double glazed opaque window to side, three piece suite comprising of: pedestal wash hand basin, WC, bath with shower mixer tap and overhead electric shower, 'Worcester' boiler, fully tiled floor and walls, radiator.

Bedroom Two

8'10 x 8'06

UPVC double glazed window to rear, fitted wardrobes with overhead cupboards, radiator.

Outside

The rear garden is mainly laid to lawn with shrub and planting borders, garden shed and bin storage.

Other Details

12 Month Tenancy

Council Tax Band B (£1,608.84 per annum)

Energy Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC