



**KENILWORTH ROAD, LYTHAM ST. ANNES  
FY8 1LD**

**£245,000**

- SITUATED ON A LARGE PLOT AT THE QUIET END OF THIS POPULAR LOCATION
- CLOSE TO LOCAL SCHOOLS, SHOPS AND ST ANNES TOWN CENTRE
- CHARACTERFUL 3 BEDROOM END TERRACE FAMILY HOME - WRAP AROUND FRONT AND SIDE GARDEN
- LOUNGE - FABULOUS DINING KITCHEN - MODERN BATHROOM - GARAGE



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
 T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





**Entrance**

UPVC entrance door with window to side leads into;

**Hallway**

Large under stairs storage cupboard housing meters, radiator, stairs lead to the first floor, doors to the following rooms;

**Lounge**

12'7 x 11'11

UPVC double glazed window to front, two further windows to side, feature fireplace with wooden lintel housing multi fuel fire with tiled hearth, TV point, radiator, coving, wood effect laminate flooring.

**Dining Kitchen**

19'7 x 11'10

Fabulous bright and airy dining kitchen with UPVC double glazed French doors leading into rear garden, further window, large UPVC double glazed bay window to front, further window to side, good range of wall and base units with wooden work surfaces, breakfast bar, integrated appliances include; stainless steel sink and drainer, double oven and grill, 4 ring gas hob with overhead illuminated extractor, fridge, freezer, dishwasher, washing machine, tiled to splash backs, TV point, two radiators, space for dining table and chairs, high gloss wood effect laminate flooring.

**First Floor Landing**

Decorative skylight, access to loft via pull down ladder which has been boarded and has a light, coving, doors lead to the following rooms;

**Family Bathroom**

9'4 x 5'4

Contemporary bathroom with UPVC double glazed opaque window to rear, three piece white suite comprising of; vanity wash hand basin, bath with overhead waterfall shower and further attachment, WC, fully tiled walls and floor, wall mounted chrome heated towel rail, wall mounted mirrored cabinet.

**Bedroom Two**

11'5 x 9'7

UPVC double glazed window to front, original cast iron fireplace, radiator, cupboard housing 'Gloworm' boiler. coving, wood effect laminate flooring.

**Bedroom Three**

7'11 x 7'3

UPVC double glazed window to front, radiator, coving, wood effect laminate floor.

**Bedroom One**

12'8 x 11'10

UPVC double glazed windows to front and two further windows to side allowing plentiful light, radiator, coving.

**Outside**

The generous sized wrap around garden has been mainly laid to lawn with shrub borders creating privacy. There is a patio area ideal for table and chairs, secure gates lead to the garage with up and over door, power and light. There is also a garden shed, outside water tap and external double power socket.

**Other Details**

Tax Band - C (£2,044.08 per annum)

Tenure - Leasehold (£5.50 paid in a half sum, annually)

The boiler is less than 3 years old

