

£170,000

Subject to contract





IDEAL FOR FIRST TIME BUYERS - This bright and airy three bedroom mid terraced house has been newly decorated, carpeted with a newly installed kitchen including integrated oven, hob and cooker hood - NO CHAIN.

The well proportioned, spacious accommodation briefly comprises Hall, Living Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first. Gas central heating and UPVC double glazing are installed. There is off road parking to the front of the property and a good size garden to the rear which is planned with lawn, borders, established trees and paved patio. To the front there is an arched passageway providing ease of access to the rear.

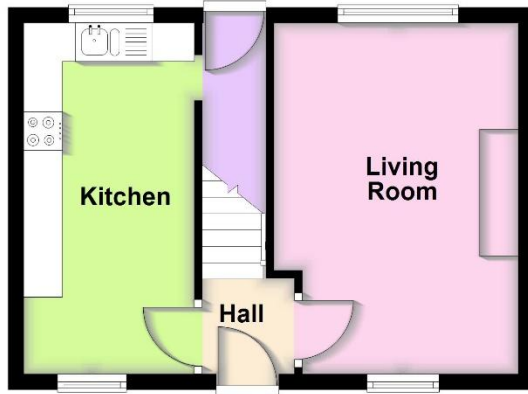
The property is located within a cul-de-sac and Lytham Road is situated off Marshside Road which leads towards the many amenities of Churchtown Village which hosts a number of shops, restaurants and bars.

Additionally, within easy reach, there are secondary and primary schools, golf clubs and parks, including the Botanic Gardens, Hesketh Park and the RSPB bird sanctuary at Marshside.



Ground Floor

Approx. 29.1 sq. metres (313.1 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



Total area: approx. 63.6 sq. metres (684.4 sq. feet)



Ground Floor:

Hall

Living Room - 4.55m x 3.18m (14'11" x 10'5")

Kitchen - 4.55m x 2.21m (14'11" x 7'3")

First Floor

Bedroom 1 - 3.61m x 2.26m (11'10" x 7'5")

Bedroom 2 - 2.9m x 2.77m (9'6" x 9'1") plus recess and access to Closet - 1.27m x 0.84m (4'2" x 2'9")

Bedroom 3 - 2.69m x 2.18m (8'10" x 7'2")

Bathroom - 2.26m x 1.52m (7'5" x 5'0") overall

Outside:

There is off road parking to the front of the property and a good size garden to the rear which is planned with lawn, borders, established trees and paved patio. To the front there is an arched passageway providing ease of access to the rear.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band 'A'

Tenure:

Freehold

Mobile Phone Signal:

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband:

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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	