



HUNTERS[®]

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Trent Street, Lytham St. Annes | Price £309,950
Call us today on 01253 362640



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

****IMMACULATE, EXTENDED MID TERRACED HOUSE IN A GREAT LOCATION WITH A DOUBLE GARAGE TO THE REAR****
Immaculate Mid Terraced House comprising Entrance Vestibule, Hallway, Lounge, Dining Room, Extended Dining Kitchen,
Utility Room, Landing, Two Double Bedrooms (Could very easily be returned to Three), Stylish Shower Room, Enclosed
Rear Garden, Double Garage to Rear, Council Tax Band C

Entrance Vestibule

Composite entrance door, decorative cornice style ceiling, karndean flooring

Hallway

Decorative cornice style ceiling, dado rail Karndean flooring, stairs to first floor landing with understairs storage cupboard

Downstairs WC

Low level wc, wash hand basin, Karndean tile effect flooring

Lounge

14'10 x 12'9

Double glazed walk in bay window to front, two radiators, Karndean flooring, feature fireplace, open plan to Dining Room

Dining Room

11'11 x 19'3

Two radiators, Karndean flooring, feature fireplace, open plan to Lounge

Dining Kitchen

11'3 x 19'3

Fitted with a matching range of base and wall units with Corian worktops, 1 & 1/2 bowl undermounted sink, mixer taps with tiled splashbacks, electric oven, induction hob with extractor hood over, integrated fridge, integrated freezer, double glazed double doors to rear with matching side panels, radiator

Utility Room

5'11 x 4'6

Fitted base and tower units, plumbing for washing machine, wall mounted concealed gas combination boiler

Landing

Access to boarded loft via pull down ladder, velux window to rear

Bedroom 1

19'4 x 12'1

Two double glazed windows to front, two radiator, chimney breast

Bedroom 2

12'2 x 11'4

Double glazed window to rear, radiator, fitted wardrobes

Shower Room

7'6 x 7'3

Fitted stylish bathroom comprising walk in shower with glass screen, vanity wash hand basin with storage under, low level wc, tiled walls, tiled floor, double glazed window to rear

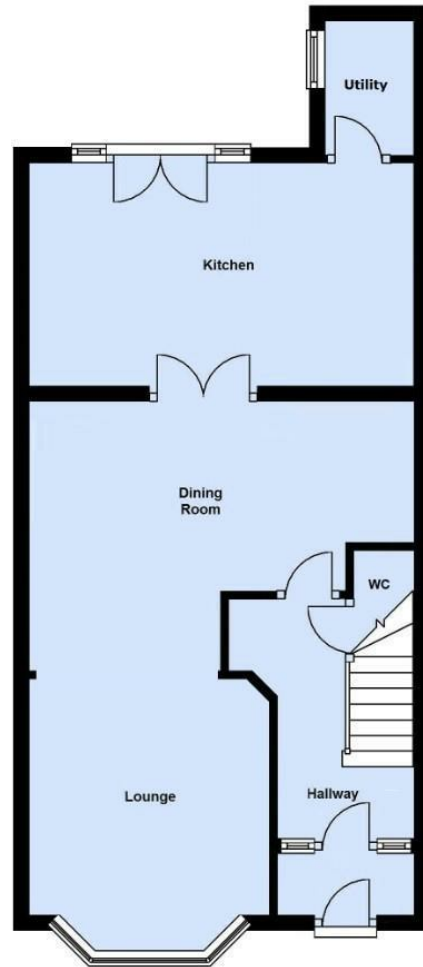
Outside

Enclosed rear garden, paved patio, well stocked border

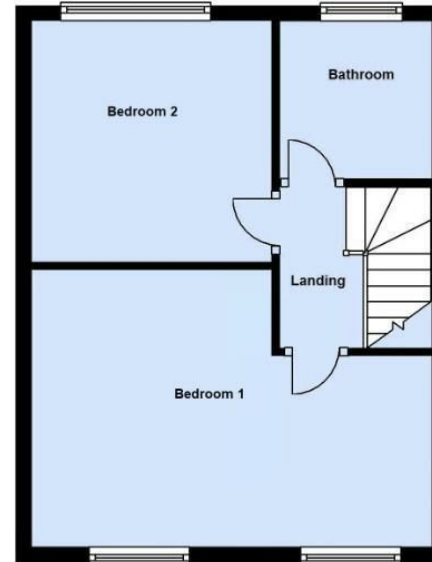
Garage

Double garage with electric up & over garage door to rear, privacy door to garden, power & light connected

Ground Floor



First Floor



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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