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.

The Propert Ombudsman

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ST. LEONARDS ROAD EAST, LYTHAM ST. ANNES FY8 2HF

ASKING PRICE £189,000

- SEMI DETACHED THREE BEDROOM FAMILY HOME OFFERED WITH NO FORWARD CHAIN
- CONVENIENTLY CLOSE TO LOCAL SHOPS AND SCHOOLS, ST ANNES BEACH AND MOTORWAY ACCESS
- THREE BEDROOMS - LOUNGE - DINING KITCHEN - FAMILY BATHROOM
- GOOD SIZED REAR GARDEN

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Entrance
Wooden door with opaque glass panels leads into:

Hallway
Stairs leading to the first floor, door leads into:

Lounge
14'04 x 14'03
UPVC double glazed walk in bay window to the front, television and telephone points, radiator, door leads into:

Dining Kitchen
17'07 x 7'08
Two UPVC double glazed windows, one to the rear and one to the side, wooden door with opaque glass panel leading to the rear garden, comprehensive range of wall and base units with laminate worksurfaces, 'Main' boiler, integrated appliances include: four ring electric hob with overhead extractor fan, electric oven with grill, fridge and freezer, stainless steel sink with drainer, tiled to splashbacks,, plumbed for washing machine, vinyl flooring. The dining area is carpeted with a corner breakfast bar, space for table and chairs, radiator.

Door leading to an understairs storage cupboard, housing consumer unit, gas and electric meters.

Stairs and Landing
Aforementioned staircase leading to the first floor, UPVC double glazed opaque window to the side, loft hatch, doors lead to the following rooms:

Bedroom One
11'05 x 8'11
UPVC double glazed window to the front, radiator.

Bedroom Two
11'01 x 8'06
UPVC double glazed window to the rear, radiator.

Bedroom Three
8'08 x 7'07
UPVC double glazed window to the rear, radiator.

Family Bathroom
8'11 x 5'11
UPVC opaque double glazed window to the side, three piece suite comprising of: WC, pedestal wash hand basin, bath with glass shower screen and electric shower, tiled to splashbacks, radiator, vinyl flooring, recessed spotlights.

Outside
To the front, a tarmac pathway provides access to the rear garden. There is also a paved area complemented by raised planting borders.

To the rear, the property benefits from a generously sized garden, offering an ideal space for outdoor relaxation and entertaining. Predominantly laid to lawn, the garden is complemented by attractive planted borders and a paved patio area, providing the perfect setting for outdoor seating, dining and enjoying the warmer months.

Other Details
Tenure: Leasehold
Ground Rent: TBC
Council Tax Band: B
Energy Rating: D

The property benefits from new carpets throughout.

