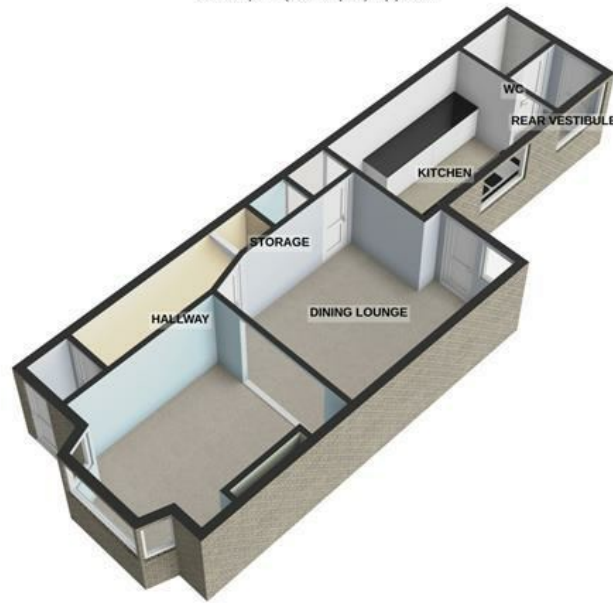
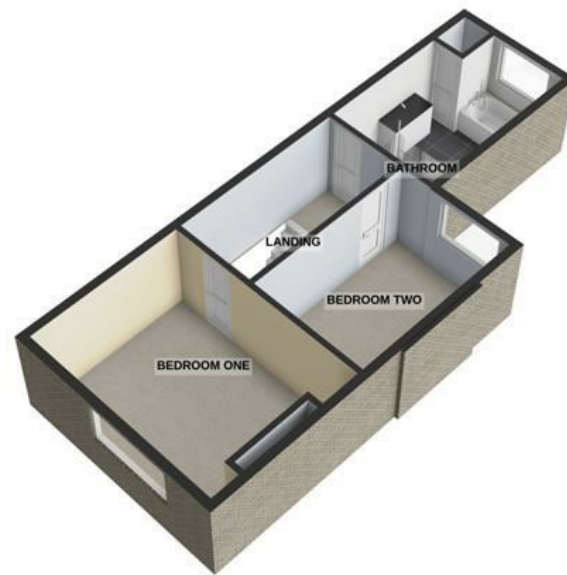


GROUND FLOOR  
49.6 sq.m. (534 sq.ft.) approx.



FIRST FLOOR  
43.9 sq.m. (472 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025

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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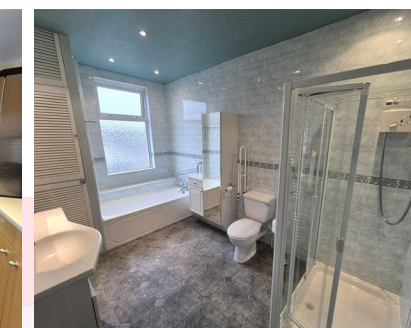
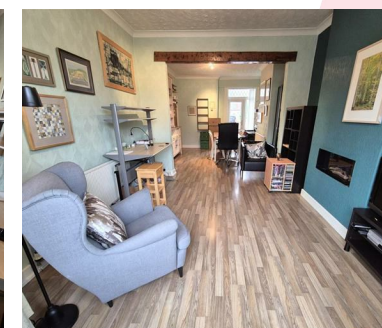
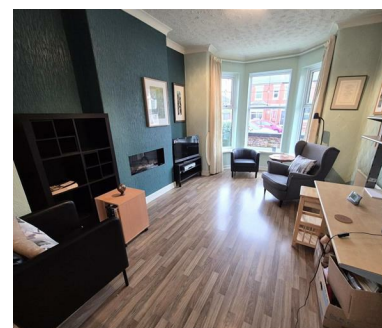
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- TWO DOUBLE BEDROOMS - SPACIOUS DINING LOUNGE - GALLEY STYLE KITCHEN - FOUR PIECE BATHROOM - DOWNSTAIRS WC
- FRONT AND REAR GARDENS - LARGE GARAGE AT THE REAR - EPC RATING: D



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### Entrance

Entrance gained via composite door with opaque and leaded glass inserts leading into;

### Entrance Vestibule

Laminate flooring, door leading into;

### Hallway

Opaque window to the front, radiator, laminate flooring, decorative coving, 'Stannah' stair lift and stairs leading to the first floor landing, door leading into;

### Dining Lounge

28'8 into the bay x 11'3 at widest point  
Large UPVC double glazed walk in bay window to the front, UPVC door with double glazed glass inserts to the rear, two large radiators, coving, television point, log effect electric fire encased in chimney breast, laminate flooring, space for dining table and chairs.

### Inner Vestibule

Doorway leading to an under stair cupboard which houses the fuse box and provides storage space, laminate flooring, doorway leading into;

### Kitchen

12'10 x 7'11 at widest point  
UPVC double glazed windows to the side, range of wall and base units with pull out larder, laminate work surfaces, stainless steel double sink bowl and drainer, tiled to splash backs, 'Bosch' four ring gas hob, integrated 'AEG' electric double oven, laminate flooring, recessed spotlights, radiator, doorway leading into;

### Rear Vestibule

Laminate flooring, door leading out to the rear garden, door leading into;

### Downstairs WC

5'8 x 2'8  
WC, laminate flooring, access hatch, 'Glow worm' combi boiler.



### First Floor Landing

Spacious landing with loft hatch, doors leading into the following rooms;

### Bathroom

12'9 at widest point x 7'10 at widest point  
Large UPVC double glazed opaque window to the rear, four piece suite comprising of; vanity wash hand basin, WC, bath with shower attachment, mains powered shower in large shower cubicle, tiled walls, tiled flooring, cupboard providing plentiful storage space, recessed spotlights, wall mounted towel heater, wall mounted mirror fronted cabinet.

### Bedroom Two

12'6 x 9'7 at widest point  
Large UPVC double glazed window to the rear, radiator, laminate flooring.

### Bedroom One

14'10 at widest point x 10'11  
Large UPVC double glazed window to the front, radiator, grey laminate flooring, fitted wardrobes.

### Garage

24' x 9'  
Accessed via electric up and over door. Timber door to the rear, power, light and fuse box.

### Outside

The front garden is paved for ease of maintenance. The rear garden is paved with space for table and chairs, there is also a gate to the rear.

### Other Details

Tenure: Leasehold  
Number of years left on the lease: 969  
Ground rent: £1.25 per annum  
Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	