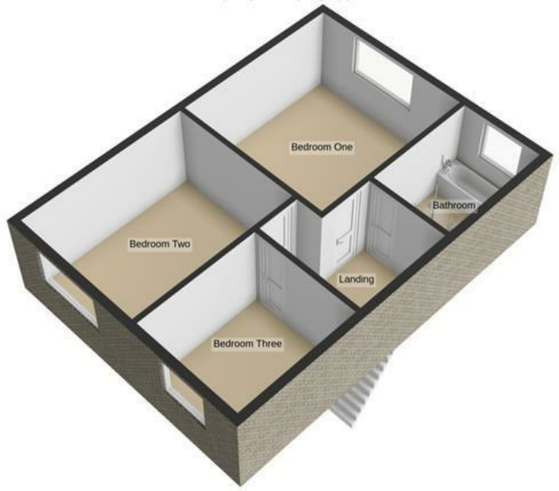
Ground floor
500 sq.ft. (46.4 sq.m.) approx.



First floor
485 sq.ft. (45.0 sq.m.) 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 © 2026

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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COUNTY
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St. Annes 01253 711511



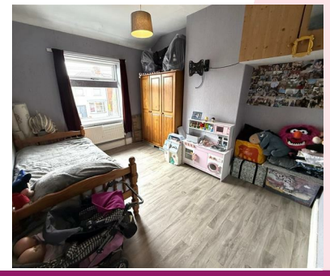
MYERSCOUGH AVENUE, LYTHAM ST. ANNES FY8 2HY

ASKING PRICE £194,950

- THREE BEDROOM SEMI DETACHED FAMILY HOME - SITUATED IN A POPULAR RESIDENTIAL LOCATION CLOSE TO LOCAL SHOPS, SCHOOLS & TRANSPORT LINKS
- LOUNGE - DINING ROOM OPEN TO THE KITCHEN - FOUR PIECE FAMILY BATHROOM
- FRONT GARDEN - GOOD SIZE REAR GARDEN WITH CARPORT AND ALUMINIUM GARAGE
- SHARED DRIVEWAY - NO CHAIN

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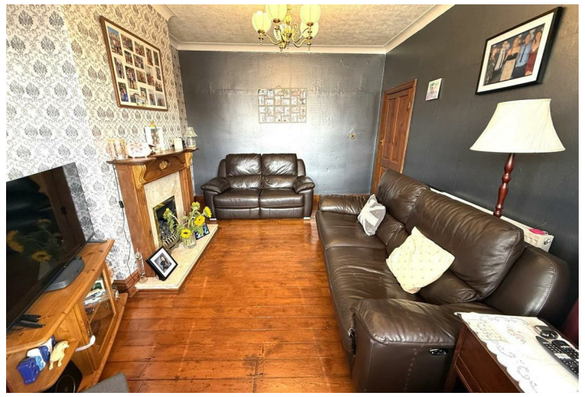












Entrance
UPVC entrance door with UPVC double glazed opaque window to side leads into;

Hallway
Stairs leading to first floor, radiator, wooden flooring, good size under stairs storage cupboard housing 'Ideal' boiler, doors lead to the following rooms;

Lounge
15'4 x 11'4
Large UPVC double glazed bay window to front, fireplace with wooden surround, marble effect backdrop and hearth housing living flame gas fire, radiator, television point, wooden flooring, coving.

Dining Room
12'4 x 10'4
UPVC double glazed window to rear, radiator, wood effect vinyl flooring, open to;

Kitchen
9'4 x 6'6
UPVC door leading to rear garden, UPVC double glazed window to rear, range of wall and base units with laminate work surfaces, integrated appliances include; stainless steel sink and drainer, oven and grill, 4 ring gas hob, plumbed for washing machine, space for fridge freezer, wood effect vinyl flooring.

First Floor Landing
Loft hatch, doors lead to the following rooms;

Bathroom
8'10 x 5'7
UPVC double glazed opaque window to rear, four piece suite comprising of; bath with shower attachment, shower cubicle, pedestal wash hand basin and WC, wall mounted heated towel rail, tiled floor, tiled walls, recessed spotlights, PVC cladded ceiling.

Bedroom One
12' x 10'1
UPVC double glazed window to rear, radiator, television point, wood effect laminate flooring.

Bedroom Two
12'6 x 9'10
UPVC double glazed window to front, radiator, wood effect laminate flooring.

Bedroom Three
9' x 7'1
UPVC double glazed window to front, radiator, wooden flooring.

Outside
The front garden is laid to lawn with shrub and planting borders. There is a shared driveway leading to secure wooden double gates which in turn lead to the car port and aluminium garage. There is also a secure wooden side gate.

The good size rear garden is mainly laid to lawn with shrub and tree borders.

Other Details
Council Tax Band - C.
Tenure - Freehold
Energy Rating - D

