



**OSWALD ROAD, LYTHAM ST. ANNES  
FY8 5AS**

**£925 PER MONTH**

- IMMACULATELY PRESENTED UNFURNISHED SEMI DETACHED FAMILY HOME IN CUL-DE-SAC LOCATION
- THREE BEDROOMS - BRIGHT AND AIRY LOUNGE - BREAKFAST KITCHEN - THREE PIECE BATHROOM
- CONVENIENTLY CLOSE TO LOCAL SHOPS, SUPERMARKETS, LYTHAM TOWN CENTRE, LYTHAM GREEN, BARS, RESTAURANTS AND GOOD TRANSPORT LINKS
- GENEROUSLY SIZED REAR GARDEN - OUTBUILDING - EPC RATING: D



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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### Entrance

Entrance gained via composite door leading into;

### Entrance Vestibule

Dado rail, tile effect vinyl flooring, stairs leading up to the first floor landing, door leads into:

### Lounge

14'4 x 14'2

Large UPVC double glazed walk in bay window to the front, radiator, stone fireplace housing living flame effect electric fire, television and telephone points, recently fitted carpet, dado rail, coving, door leading into:

### Breakfast Kitchen

17'8 x 7'8

Good range of wall and base units, marble effect laminate work surfaces, stainless steel sink and drainer, tiled to splash backs, integrated appliances include: 'Indesit' four ring gas hob with overhead illuminated extractor hood and 'Indesit' electric double oven, space for fridge freezer, plumbed for washing machine and dish washer, space for small table and chairs, large double radiator, tiled flooring, door leading to under stair cupboard housing meters and fuse box which also provides plentiful storage space, large UPVC double glazed window to the rear, UPVC door with double glazed opaque inserts leads out to the rear garden.

### First Floor Landing

Loft hatch, UPVC double glazed opaque window to the side, doors leading to the following rooms:

### Bedroom One

11'6 x 8'10

Large UPVC double glazed window to the front, radiator, recently fitted carpet, coving.



### Bedroom Two

11'2 x 8'9

UPVC double glazed window to the rear, radiator, television point, recently fitted carpet.

### Bathroom

8'11 x 5'9

Three piece white suite comprising of: bath with mains powered overhead shower, pedestal wash hand basin and WC, heated towel rail, part tiled walls, tiled floor, extractor vent, cupboard housing 'Baxi' combi boiler, UPVC double glazed opaque window to the side.

### Bedroom Three

8'8 x 7'8

UPVC double glazed window to the rear, double radiator, recently fitted.

### Outside

The front garden is paved and bordered by a tall hedge, wooden gate to the side providing access to the rear garden. The rear garden is mainly paved for ease of maintenance, small laid to lawn area, established tree, large brick built outbuilding providing plentiful storage space.

### Other Details

Council Tax Band: B (£1,864.37 per annum)



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