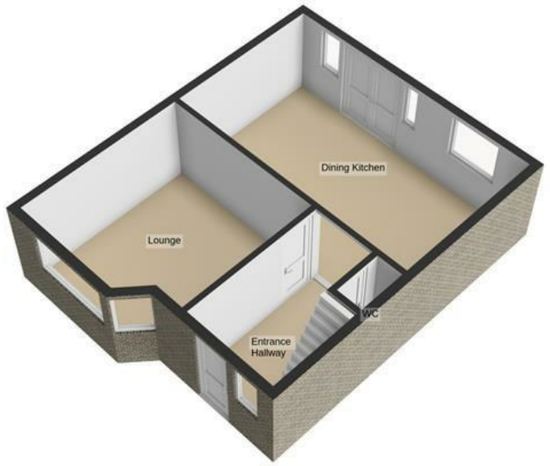
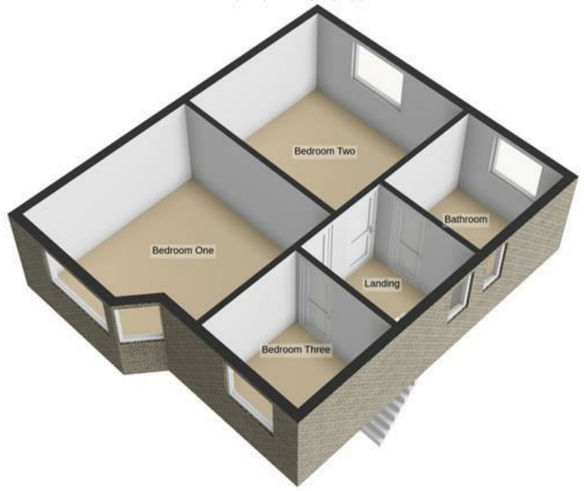
Ground floor
428 sq.ft. (39.8 sq.m.) approx.



First floor
449 sq.ft. (41.7 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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St. Annes 01253 711511

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- BRIGHT AND AIRY LOUNGE - STUNNING DINING KITCHEN - DOWNSTAIRS WC - THREE BEDROOMS - THREE PIECE FAMILY BATHROOM - LOFT ROOM
- FRONT GARDEN WITH DRIVEWAY AND SOUTH-WESTERLY FACING REAR GARDEN

3 1 1 1 0

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Entrance
Entrance gained via composite door which leads into;

Entrance Hallway
Quick-step laminate wood flooring, radiator, stairs to first floor landing, under stair cupboard housing fuse box and meters, hall leading to the following rooms;

Lounge
12'5 x 12'5
Large UPVC double glazed bay window to the front, large radiator, stone fireplace housing living flame effect electric fire, television point.

Downstairs WC
4'1 x 2'4
Two piece white suite comprising of; wall hung wash hand basin and WC, tiled to splashbacks, wall mounted heated towel rail, wood effect laminate flooring, extractor vent.

Dining Kitchen
19'2 x 11'3
Large open plan kitchen with extensive range of contemporary wall, base and curved corner units with Wi-Fi under unit lighting, solid oak work surfaces with incorporated peninsula, Rangemaster granite composite one and half bowl sink and drainer with pull out extendable hose mixer tap, tiled splashbacks, overhead illuminated extractor hood, space for dual fuel range cooker, integrated Beko dishwasher, space for American style fridge freezer, space for table and chairs, radiator, spotlights, Quick-step laminate wood flooring, TV point, UPVC double glazed window, French doors open up to the rear garden.

First Floor Landing
UPVC double glazed window to the side, loft hatch with folding ladder providing access to loft room which is boarded, doors lead to the following rooms;

Bedroom One
12'5 x 11'
Large UPVC double glazed window to the front, large radiator, inbuilt wardrobe with cupboard above.

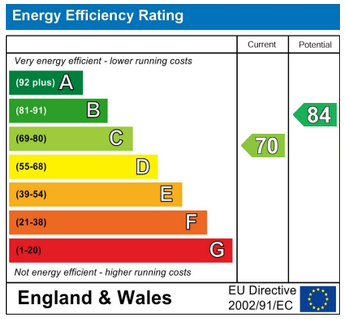
Bedroom Three
7'10 x 7'3
UPVC double glazed window to the front, vertical radiator.

Bedroom Two
11'4 x 10'2
Large UPVC double glazed window to the rear, double radiator, wood effect laminate flooring.

Bathroom
8' x 7'5
Three piece white suite comprising of; bath with overhead mains powered shower, WC and pedestal wash hand basin, tile effect laminate flooring, radiator, cupboard housing 'Potterton' combi boiler which also provides storage space, part tiled walls, original loft hatch, UPVC double glazed opaque windows to the side and rear.

Loft Room
10'1 x 7'2
Velux window to the rear, power, light and plentiful storage space.

Outside
The front garden has an established tree and is laid with stone chippings, to the side is a tarmac drive providing off road parking space with an electric car charging point.

The rear garden is south westerly facing laid with artificial grass with paved patio area providing an ideal place for garden furniture, external water point, large shed which is currently used as a workshop has double wooden doors to the front, single wooden door to the rear, power, light and window to the side.

Other Details
Tenure: Freehold
Council Tax Band: B