



STRATFORD ROAD, LYTHAM ST. ANNES
FY8 3TF

ASKING PRICE £265,000

- SEMI DETACHED THREE BEDROOM FAMILY HOME - MODERN BREAKFAST KITCHEN - THREE RECEPTION ROOMS - WC - CONTEMPORARY FAMILY BATHROOM
- BEAUTIFULLY LANDSCAPED SOUTH FACING REAR GARDEN,, LARGE SHED AND GREAT SIZED GARAGE
- LOCATED IN POPULAR AREA CLOSE TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS



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 Porch

UPVC double glazed French doors with surrounding windows, wooden door with opaque glass inserts and opaque windows to either side, tiled flooring, door leads into:

Entrance Hall

Stairs leading to the first floor, two under stairs cupboards one houses the gas and electric meters, consumer unit.

The second cupboard houses the boiler a double radiator and light, this space provides an excellent drying area during the winter months, doors lead to the following rooms:

Lounge

12'03 x 10'10
Entered via wooden siding doors with opaque glass inserts, UPVC double glazed bay window to the front, stone built fireplace housing electric fire with low level shelves to either side of the chimney breast, double radiator.

Dining Room Open to Reception Room Three

12'01 x 10'02
The dining room is currently being used as an office.

Stone fireplace and hearth housing electric fire, telephone point, radiator.

Reception Room Three

9'03 x 8'01
UPVC patio door leading into the rear garden, radiator, door leads into:

Breakfast Kitchen

18'07 x 6'05
UPVC double glazed window to the rear, UPVC double glazed door with opaque glass insert to the side, good range of modern wall and base units with laminate



works surfaces, integrated appliances include: 'Samsung' four ring electric hob, electric oven with grill, overhead extractor fan, composite sink with drainer, tiled to splashbacks, plumbed for a washing machine and dishwasher, under unit lighting, tiled floor, space for table and chairs, double radiator.

Stairs and Landing

UPVC double glazed opaque window to the side, loft hatch, doors lead to the following rooms:

Bedroom One

12'04 x 9'03
UPVC double glazed window to the rear, fitted wardrobes, ceiling fan with light, radiator.

Bedroom Two

12'04 x 10'02
UPVC double glazed window to the front, fitted wardrobe, ceiling fan with light, radiator.

Bedroom Three

UPVC double glazed window to the front, radiator.

Separate WC

3'06 x 2'04
UPVC double glazed opaque window to the side, WC, tiled flooring.

Bathroom

6'02 x 6'01
UPVC double glazed opaque window to the rear, two-piece white suite comprising of: vanity wash and basin with high gloss cupboard underneath, bath with glass shower screen, electric shower and further shower attachment, fully tiled walls and floor, double radiator, composite panelled ceiling, recessed spotlights.

Garage

19'10 x 9'09
Brick built garage with double wooden doors, wooden window to the side and further wooden access door, power and light.



Outside

To the front, the property benefits from an attractive Indian stone paved driveway with a matching pathway leading to a secure side gate. The front garden is bordered by mature hedging and features a low-maintenance artificial lawn, complemented by a well-established planted border.

The beautifully presented south-facing rear garden continues the Indian stone paving, creating a generous patio area ideal for outdoor dining and entertaining. Beyond, the garden is mainly laid to lawn and surrounded by mature shrubs and established planting borders, providing an attractive and private setting. Additional features include a large purpose-built shed and an outside water tap.

Other Details

Tenure: Leasehold
Ground Rent: £5.00 per annum
Council Tax Band: C
Energy Rating: TBC

