



**PRESTON ROAD, LYTHAM ST. ANNES
FY8 5AT**

ASKING PRICE £205,000

- SEMI DETACHED HOUSE IN HIGHLY SOUGHT AFTER LOCATION WITH PLENTIFUL SCOPE TO REFURBISH INTO A BEAUTIFUL FAMILY HOME - OFFERED WITH NO CHAIN
- CONVENIENTLY SITUATED MINUTES AWAY FROM LYTHAM QUAYS, LYTHAM GREEN, LYTHAM TOWN CENTRE, LOCAL SHOPS, SUPERMARKETS, BARS, RESTAURANTS AND GOOD TRANSPORT LINKS
- TWO BEDROOMS - BRIGHT AND AIRY LOUNGE - FITTED KITCHEN - THREE PIECE BATHROOM
- FRONT AND REAR GARDENS - DRIVEWAY - EPC RATING: D

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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 UPVC door with double glazed opaque inserts which leads into;

Entrance Vestibule
Double radiator, stairs leading up to the first floor landing, door leading into;

Lounge
14'3 x 14'3
Large UPVC double glazed walk in bay window to the front, double radiator, inset gas fire with chrome surround, television and telephone points, dado rail, wood effect laminate flooring, set of wall lights, coving, set of doors leading into;

Kitchen
17'7 x 7'5
Range of wall and base units, laminate work surfaces, composite bowl sink and drainer, overhead illuminated extractor hood, space for hob and oven, space for fridge freezer, plumbed for washing machine, part tiled walls, tiled floor, double radiator, doorway leads to under stair cupboard housing fuse box, meters and 'Ideal' combi boiler, telephone point, UPVC double glazed windows to the side and rear, two separate UPVC doors with double glazed inserts lead out to the rear garden.

First floor landing
UPVC double glazed opaque window to the side, loft hatch, doors leading into the following rooms;

Bathroom
8'9 x 7'6
Three piece white suite comprising of; bath with overhead mains powered shower, vanity wash hand basin and WC, two radiators, large inbuilt cupboard providing plentiful storage space, tiled floor and walls, large UPVC double glazed opaque window to the rear.



Bedroom Two
11' x 8'6
UPVC double glazed window to the rear, radiator, dado rail, television point.

Bedroom One
17'8 x 9'1
Large UPVC double glazed window to the front, two radiators, two inbuilt cupboards providing plentiful storage space.

Outside
The front garden is laid with white stone chippings with tarmac driveway to the side providing off road parking for multiple vehicles. The rear garden is laid with white stone chippings bordered by shrubs and established trees, to the immediate rear of the property is a paved patio area.

Other Details
Tenure: Leasehold
Council Tax Band: B

