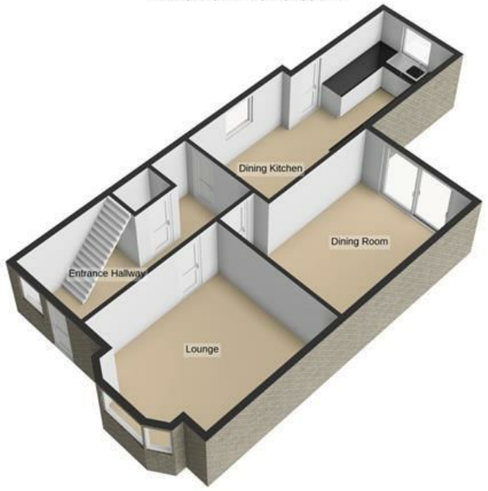
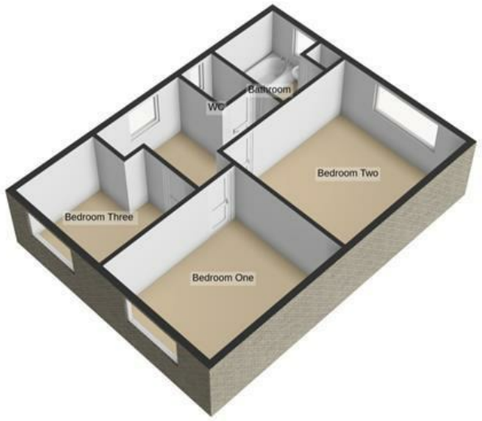
Ground Floor
761 sq.ft. (70.7 sq.m.) approx.



First Floor
626 sq.ft. (58.2 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 Estate Agents

St. Annes 01253 **711511**

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- GENEROUSLY SIZED WESTERLY FACING REAR GARDEN - DRIVEWAY AND GARAGE - FREEHOLD - EPC RATING: E

3 1 2 1 1

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Entrance
Entrance gained via composite door leading into,

Entrance Hallway
Large radiator, under stairs storage cupboard with light and opaque window to the side which houses the electric meter and fuse box, coving, stairs leading to the first floor landing, doors to the following rooms:

Lounge
15'4 x 14'
Large UPVC double glazed walk in bay window to the front, large radiator, decorative wooden fireplace housing electric fire with decorative tiled backdrop and granite hearth, television and fibre broadband points, coving.

Dining Room
13'8 x 12'4
UPVC sliding door to the rear which opens up to the rear garden, large radiator, picture rail.

Dining Kitchen
22' x 7'1
Good range of wall and base units, wood effect laminate work surfaces, tiled to splash backs, stainless steel sink bowl and drainer, overhead illuminated extractor hood, plumbed for a washing machine and dishwasher, space for a tumble dryer, fridge freezer, oven and hob, space for table and chairs, part tiled flooring, cupboard housing 'Worcester' combi boiler which also provides some storage space, UPVC double glazed windows to the side and rear, UPVC door with double glazed opaque inserts leads out to the rear garden.

First Floor Landing
UPVC double glazed opaque window to the side, loft hatch leading to spacious loft room with insulation, part boarding and light which has potential to be converted into a further bedroom, cupboard providing storage space, large overhead cupboard providing further storage space, doors lead into the following rooms:

Bedroom Three
9'1 x 8'9
Large UPVC double glazed window to the front, radiator.

Bedroom Two
13'8 x 12'4
Large UPVC double glazed window to the rear, large radiator.

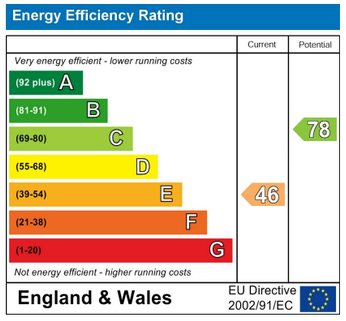
Bedroom One
12'5 x 11'8
Large UPVC double glazed window to the front, large radiator, picture rail.

Bathroom
7'1 x 7'1
Two piece suite comprising of: bath with overhead mains powered shower and pedestal wash hand basin, double radiator, extractor vent, recessed spotlights, large storage cupboard, wood effect laminate flooring, tiled walls, UPVC double glazed opaque window to the rear.

Separate WC
4'9 x 2'8
White WC, dado rail, tile effect laminate flooring, recessed spotlight, UPVC double glazed opaque window to the side.

Garage
13'6 x 8'
Accessed via up and over door the concrete constructed garage has power, light, window to the side and wooden door to the side leading into the rear garden.

Outside
The gated front garden is laid to lawn bordered by shrubs and bushes, tarmac driveway to the side providing off road parking space for one vehicle with a set of wooden gates allowing access to the aforementioned garage and rear garden. The substantially sized south westerly facing rear garden is laid to lawn bordered by shrubs, bushes and established trees perfect for entertaining guests or enjoying the afternoon sunshine. Immediately to the rear of the property is a paved patio area with a shed ideal for storing gardening tools/equipment.

Other Details
Tenure: Freehold
Council Tax Band: D

* The seller would consider leaving some items in the property as part of a sale *