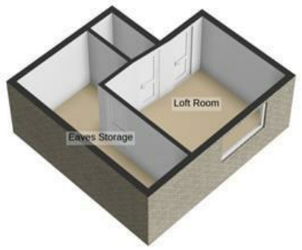
Ground floor
835 sq.ft. (77.6 sq.m.) approx.

First floor
219 sq.ft. (20.3 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.
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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.

The Propert Ombudsman

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COUNTY
Estate Agents
St. Annes 01253 711511

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Entrance
UPVC entrance door with window to side leads into;

Porch
Meter cupboard, door leads into;

Hallway
Radiator, large under stairs storage space, doors lead to the following rooms;

Bedroom Two
8'10 x 8'7
UPVC double glazed window to front, two radiators telephone point.

Bedroom One
11'6 x 12'11
Large UPVC double glazed window to front, radiator.

Shower Room
7'11 x 5'5
UPVC double glazed opaque window to side, three piece suite comprising of; shower cubicle, wash hand basin and WC, wall mounted heated towel rail, tiled walls and floor, recessed spotlights, cupboard housing boiler.

Kitchen
10'6 x 8'9 (into window)
UPVC double glazed window to side, door leading to rear porch, range of wall and base units with laminate work surfaces, integrated appliances include; stainless steel sink and drainer, oven/grill, 4 ring gas hob with overhead illuminated extractor, tiled to splashbacks, tiled floor, radiator.

Rear Porch
7'2 x 3'1
UPVC door leads out into the rear garden, plumbed for washing machine.

Lounge
16'7 x 11'6
Sliding door leads to the conservatory, brick built fire place housing gas fire, radiator, television and telephone points.

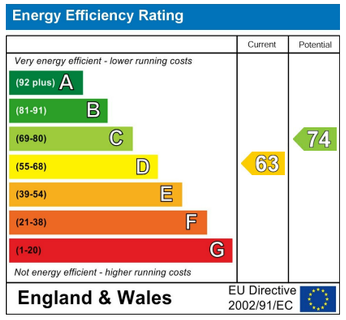
Conservatory
11'5 x 8'7
UPVC double glazed windows and patio doors leading into the rear garden, fitted blinds, polycarbonate roof, tiled floor.

Staircase leads to First Floor

Loft Room
10'9 x 8'7
UPVC double glazed window to side, wall mounted electric heater, access to good size eaves storage (measuring 20'9 x 5'5) where there is potential to convert into further living space, subject to any necessary approvals.

Garage
Brick built single garage with up and over door and further sliding door to garden, power and light.

Outside
The front garden is laid to gravel with shrub borders for ease of maintenance and there is a paved driveway leading to the garage.

The large and private rear garden is laid to lawn with an abundance of shrubs, tress and plants. There is an outside water tap and secure gates to either side of the property.

Other Details
Tenure - Leasehold 999 years (less 10 days) from 1st May 1958
Ground rent: £15.00 per annum
Council Tax Band - D
EPC Rating - D