

Road Map



Hybrid Map

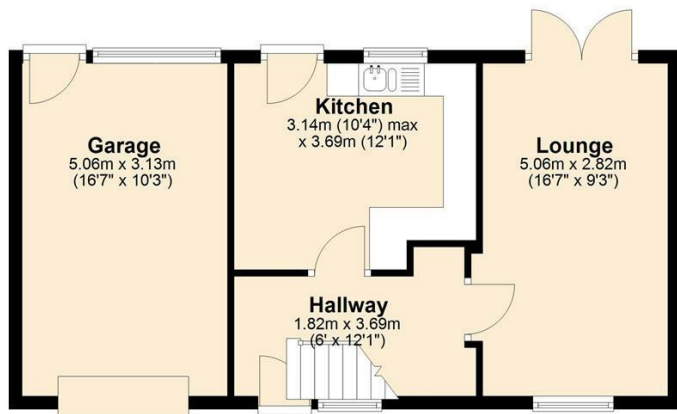


Terrain Map

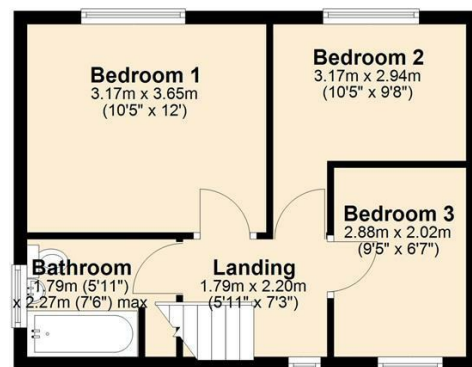


Floor Plan

**Ground Floor**  
Approx. 49.8 sq. metres (536.0 sq. feet)



**First Floor**  
Approx. 33.9 sq. metres (364.6 sq. feet)



16 South Hey

, Lytham St. Annes, FY8 4BD

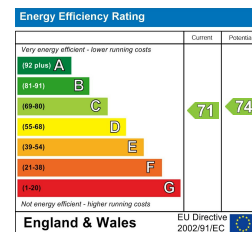
Offers In The Region Of £200,000

Viewings

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Energy Efficiency Graph



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# 16 South Hey

, Lytham St. Annes, FY8 4BD

## Offers In The Region Of £200,000



### Hallway

5'11" x 12'1"

Stairs to side providing access to first floor landing. Access to all ground floor rooms. Recessed storage area with fitted coat hooks. Understairs storage cupboard housing the electrical consumer unit. Laminate flooring, ceiling light and radiator.

### Lounge

16'7" x 9'3"

UPVC double glazed window to the front. UPVC patio doors to rear. Wall mounted electric fire. Ceiling light and radiator and carpet.

### Kitchen

10'3" x 12'1"

UPVC double glazed window and door to the rear. Range of wall and base units with wood effect laminate work surfaces. Integral double electric oven and ceramic electric hob with illuminated overhead extractor. Ceramic tiled floor, radiator and ceiling lights.

### First Floor Landing

5'10" x 7'2"

UPVC double glazed window to the front. Access to all first floor rooms. Carpet, ceiling light and loft access.

### Bedroom One

10'4" x 11'11"

UPVC double glazed window to rear. Wardrobe with

sliding mirrored doors. Ceiling light, radiator and carpet.

### Bedroom Two

10'4" x 9'7"

UPVC double glazed window to rear. Ceiling light, radiator and carpet.

### Bedroom Three

6'7" x 9'5"

UPVC double glazed window to front. Ceiling light, radiator and carpet.

### Bathroom

5'10" x 7'5"

UPVC double glazed opaque window to side. (Measurements incorporate large airing cupboard which has fitted shelving and houses the wall mounted combination boiler) Three piece bathroom suite comprising WC, wash hand basin and bath with overhead mains fed shower and glass screen. Fully tiled walls and vinyl floor, wall mounted chrome towel heater.

### Front Exterior

Lawned front garden with block paved driveway leading to Garage.

### Rear Exterior

South facing private lawned rear garden with large patio area and outbuildings.

### Garage

18'1" x 9'9"

Up and over door to the front. UPVC door and window to the rear. Power and lighting.

### Further Information

Tenure - Freehold

Gas central heating throughout (combination boiler housed in airing cupboard in Bathroom)

Council Tax Band - B (Fylde Borough Council)

EPC Rating - D

### Agents Disclaimer

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