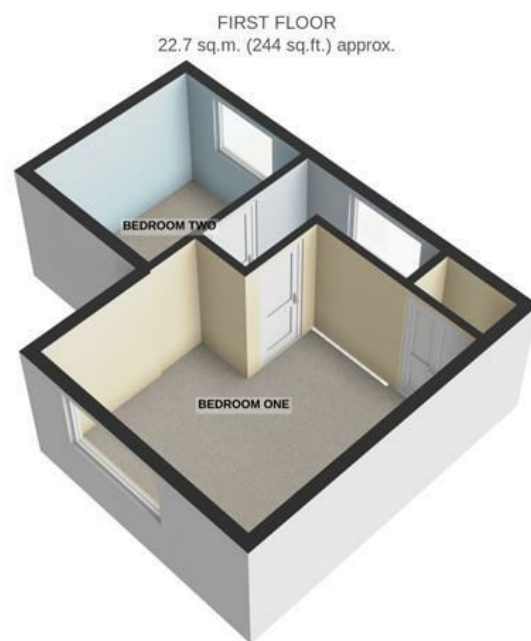




TOTAL FLOOR AREA : 51.7 sq.m. (557 sq.ft.) approx.

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.



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WHARF STREET, LYTHAM ST. ANNES FY8 5DP

ASKING PRICE £194,500

- WELL PRESENTED END TERRACED COTTAGE SET IN THE HEART OF LYTHAM TOWN CENTRE - OFFERED WITH NO CHAIN
- TWO BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - KITCHEN - THREE PIECE BATHROOM
- SHORT WALK AWAY FROM LOCAL SHOPS, BARS, RESTAURANTS, LYTHAM GREEN AND GOOD TRANSPORT LINKS
- REAR COURTYARD GARDEN - RIGHT OF WAY FOR ADJOINING PROPERTIES - ALLOCATED AND NUMBERED PARKING SPACE ACROSS THE ROAD





Entrance
UPVC double glazed door to the side leading into;

Entrance Hallway
Ceiling light, loft hatch, wood effect vinyl flooring, radiator. The hallway opens up to the kitchen. Door leading off the hallway to:

Bathroom
7'1 x 6'
UPVC double glazed obscure window to the side, three piece white suite, comprising: corner panelled bath with twin chrome taps, wall mounted 'Mira' shower controls and handheld shower attachment on riser rail, pedestal wash hand basin with twin chrome taps and WC with push button flush, tiled walls, wood effect vinyl flooring, ceiling light, cupboard housing 'Ideal' boiler, radiator and wall mounted mirrored vanity cabinet.

Kitchen
9'7 x 6'2
UPVC double glazed windows to the side and rear, fitted wall and base units with laminate work surfaces and inset one and half bowl stainless steel and drainer with chrome mixer tap, cupboard housing consumer unit, space for freestanding cooker, space and plumbing for washing machine, ceiling light, wood effect vinyl flooring, part tiled walls. Steps up and opening to:

Lounge
15' (at widest point) x 11'9
UPVC double glazed bay window to the front, carpeted staircase leading to the first floor, laminate flooring, radiator, under stairs storage cupboard, wall mounted gas fire, television point, spot lighting.

First Floor Landing
UPVC double glazed window to the rear, carpeted flooring, ceiling light, loft access hatch. Doors leading to:



Bedroom One
12'2 x 11'8
UPVC double glazed window to the front, carpeted flooring, built-in wardrobe, radiator, television point, ceiling light.

Bedroom Two
12'4 x 7'7
UPVC double glazed window to the rear, carpeted flooring, ceiling light.

Outside
Gated access leading to property entrance to the side. Concrete yard with raised planted area. Right of way for adjoining properties. Allocated and numbered parking space over the road.

Other Details
Tenure: Leasehold
Number of years left on the lease: 921
Energy Rating: E
Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC