

Lytham Road, Clarendon Park

£250,000 Freehold

Located in the heart of Clarendon Park, this two-bedroom terraced home offers well-presented accommodation, original features, and a courtyard garden, all within easy reach of Queens Road.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

Original tiled flooring, stairs to the first floor, and a radiator.

Reception Room One

12' 3" x 9' 7" (3.74m x 2.92m)

Double-glazed window to front elevation, coving to ceiling, and radiator.

Reception Room Two

12' 10" x 12' 3" (3.90m x 3.73m)

Double-glazed window to the rear elevation and radiator.

Kitchen

11' 6" x 7' 7" (3.50m x 2.30m)

Door to side elevation, double-glazed window to side elevation, stainless steel sink and drainer, range of wall and base units with work surfaces over, free-standing gas cooker with stainless steel chimney hood over, free-standing washing machine and a free-standing dishwasher, tiled floor, and radiator.



First Floor Landing

L-shaped galleried landing with loft access, storage cupboard, and radiator.

Bedroom One

13' 1" x 12' 2" (4.00m x 3.72m)

Double-glazed window to front elevation, two wardrobes, and a radiator.

Bedroom Two

10' 2" x 9' 8" (3.10m x 2.94m)

Double-glazed window to the rear elevation, cupboard housing boiler, and radiator.

Bathroom

12' 6" x 7' 8" (3.80m x 2.34m)

Double-glazed windows to rear and side elevations, bath with mixer tap shower attachment, separate shower cubicle with electric shower, low-level WC, pedestal wash hand basin, tiled floor, and radiator.

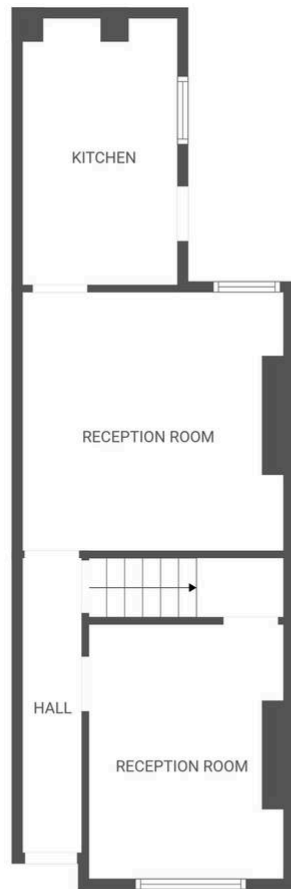
Garden

Paved courtyard-style rear garden with gated side access.

Parking

Permit Parking Zones

The property is within a controlled parking zone. Tenants should make their own enquiries with the local council regarding permit availability and associated costs.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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