COUNTY
Estate Agents

St. Annes 01253 **711511**



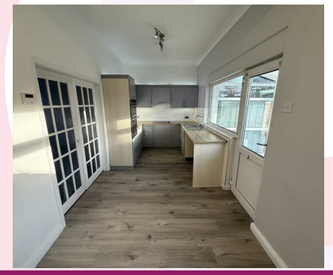
CURZON ROAD, LYTHAM ST. ANNES FY8 3SY

ASKING PRICE £179,950

- WELL PRESENTED TERRACED FAMILY HOME IN QUIET RESIDENTIAL AREA - OFFERED WITH NO CHAIN INVOLVED
- CLOSE TO LOCAL SCHOOLS AND SHOPS, BUS ROUTES, ANSDELL MEDICAL CENTRE, ST ANNES TOWN CENTRE AND SEA FRONT
- THREE BEDROOMS - BRIGHT AND AIRY LOUNGE - MODERN DINING KITCHEN - CONTEMPORARY THREE PIECE BATHROOM - CONSERVATORY
- SOUTH WESTERLY SUNNY REAR GARDEN - DOUBLE GARAGE - *PERFECT FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS*

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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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Entrance
Composite entrance door with double glazed opaque panel and window above leads into:

Porch
Staircase leading to first floor landing, door leads to:

Lounge
14'5 x 13'10
UPVC double glazed bay window to front, double radiator, television and telephone points, coving, double opening doors leads into:

Dining Kitchen
17'8 x 7'10
Two UPVC double glazed windows to rear, comprehensive range of modern wall and base units with wood effect laminate work surfaces plus under and over unit lighting, tiled to splashbacks, integrated appliances include: electric double oven, four ring halogen hob with overhead illuminated extractor fan, stainless steel sink and drainer, plumbed for washing machine and dishwasher, door to large under stairs storage cupboard housing consumer unit and meters, cupboard housing combination boiler, radiator, vinyl flooring, UPVC double glazed door with glass panel leads into:

Conservatory
8'6 x 6'1
UPVC double glazed conservatory with anti glare roofing, vinyl flooring, UPVC double glazed door leads to rear garden.

First Floor Landing
Aforementioned staircase leads to first floor landing, loft hatch, doors lead to the following rooms:

Bedroom One
13'10 x 8'10
UPVC double glazed window to front, radiator, television point, coving.

Bedroom Two
12'3 x 7'10
Two sets of UPVC double glazed windows to rear providing plentiful light, radiator, coving.

Bedroom Three
11' x 8'7
UPVC double glazed window to front, radiator, coving.

Bathroom
7'9 x 4'11
UPVC double glazed opaque window to rear, three piece contemporary white suite comprising of: bath with glass shower screen, waterfall shower and further shower attachment, vanity wash hand basin with cupboards underneath, WC, fully tiled walls and floor, wall mounted heated towel rail, recessed motion sensor spotlights, extractor fan.

Garage
18'8 x 15'5
Large timber framed double garage with electric up and over door, power and motion sensor lights, plumbing, UPVC double glazed French doors.

Outside
Gardens

To the front of the property, the garden is attractively laid with artificial lawn and complemented by decorative stone borders, creating an appealing and low-maintenance frontage.

To the rear, the South Westerly facing garden enjoys plenty of sunshine and is also laid to artificial lawn, with raised planting beds providing an attractive border. A paved patio area offers the perfect space for outdoor dining and entertaining. Double French doors provide convenient access to the garage, adding further practicality to this lovely outdoor space.

Other Details

Tenure: Leasehold length of lease 999 years
Ground Rent: £3.50 per annum
Council Tax Band: B
Energy Rating: TBC

* The roof was replaced in January 2026 and a combi boiler was installed 5 years ago *

