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

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com

COUNTY
Estate Agents

St. Annes 01253 **711511**



KINGSWAY, LYTHAM ST. ANNES
FY8 1AB

£1,100 PER MONTH

- LARGE THREE BEDROOM MID-TERRACE FAMILY HOME WITH GARAGE
- THREE DOUBLE BEDROOMS, LARGE OPEN PLAN LOUNGE/DINING ROOM, KITCHEN & UTILITY ROOM WITH DOWNSTAIRS WC, FOUR PIECE BATHROOM SUITE
- SOUGHT AFTER RESIDENTIAL LOCATION CONVENIENT FOR LOCAL SHOPS AND TRANSPORT LINKS
- LOW MAINTENANCE FRONT AND REAR GARDENS. GARAGE, ENERGY RATING - D - AVAILABLE EARLY NOVEMBER 26

3 1 1














Porch
Original Acrington brick archway leads to;

Entrance
Main entrance front door with leaded stain glass inserts, leads into;

Hallway
Skirting boards, coving, radiator, original stripped floor boards, spindle staircase, meter cupboard, large under stairs storage area, access to under floors, doors to all ground floor rooms;

Open Plan Lounge / Dining Room
12'5 x 25'10
UPVC double glazed bay walk in bay window to front elevation with stained glass top lights, UPVC French doors to rear elevation, contemporary recessed living flame gas fire with mahogany hearth, two radiators, skirting boards, coving, television and Sky points.

Dining Kitchen
14'11 x 10'11
Two UPVC double glazed windows to side elevation, range of contemporary wall and base units with laminate work surfaces, splash back tiling, integral one and a half bowl sink and drainer, eight burner range cooker, tile effect vinyl flooring, double radiator, fridge and freezer, large pantry/storage cupboard, skirting boards, doorway leads into rear porch;

Rear Porch
UPVC double glazed window to side elevation, UPVC door with double glazed opaque glass insert to rear elevation, doorway leads into;

Utility Room / WC
UPVC double glazed opaque window to rear elevation, wall mounted combination boiler, 'Zanussi' washing machine, tile effect vinyl flooring, splash back tiling, radiator, tile effect flooring.

Aforementioned staircase leads to;

First Floor Landing
Doors lead into;

Bedroom One
18'9 (into alcove) x 13'3
UPVC double glazed walk in bay window and further UPVC double glazed window to front elevation, radiator, skirting boards, coving, television point and telephone point,

Bedroom Two
12'5 (into alcove) x 11'11
UPVC double glazed window to rear elevation, radiator, skirting boards, telephone point, original fitted storage cupboard,

Bedroom Three
10'11 (into alcove) x 10'2
UPVC double glazed window to rear elevation, radiator, skirting boards, picture rail.

Bathroom
9'10 x 7'6
Two UPVC double glazed opaque windows to side elevation, stunning newly fitted, four piece contemporary white suite comprising; bath, WC, pedestal wash hand basin, double sized step in shower cubicle with mains fed drench shower and glass screen, splash back tiling, tile effect vinyl flooring, wall mounted chrome towel heater.

Outside
Low maintenance front garden with plant, tree and shrub boarders, low maintenance rear garden with decked area, gate to rear service road, garage with up and over door and UPVC window and door to side elevation.

Other Details
Council Tax Band - C (£1376.73)

