



- Gorgeous Three Bedroom Semi-Detached Home
- Open Plan Lounge & Dining Room With Bay Windows
- Modern Fitted Kitchen and Bathroom
- Off Road Parking & Enclosed Rear Garden

**St. Andrews Road North, Lytham St. Annes, FY8**

**£230,000**

**CHAIN FREE - STYLISH AND SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME IN A EXCELLENT LOCATION - RECENTLY RENOVATED THROUGHOUT - OPEN PLAN LOUNGE/DINING ROOM - MODERN FITTED KITCHEN - DOWNSTAIRS WC - THREE PIECE FAMILY BATHROOM SUITE - OFF-ROAD PARKING AND WITHIN WALKING DISTANCE TO THE PROMENADE - VIEWING IS A MUST!**



## Property Description

### PORCH

Double glazed door to front, leading into entrance hallway.

### HALLWAY

Inner door opening into a bright and spacious hallway, staircase to first floor, spotlights, fitted carpet, radiator and storage cupboard.

### LOUNGE

13' 5" x 12' 0" (4.10m x 3.68m) The lounge is open plan to the dining room and has a double glazed bay window to the front, radiator and spotlights.

### DINING ROOM

14' 9" x 10' 11" (4.5m x 3.33m) Double glazed patio doors to the rear garden and decking area, radiator, and spotlights.

### KITCHEN/BREAKFAST ROOM

16' 5" x 6' 5" (5.02m x 1.98m) The kitchen has been fitted with a new white high gloss kitchen with matching wall and base units with a marble effect worktop. Fitted with a electric oven, ceramic hob with extractor hood over, integrated fridge/freezer, breakfast bar overlooking the rear garden, radiator, tiled flooring, three double glazed windows to the rear and side and a glazed side access door.

### WC

Opaque double glazed window to the rear, hand basin with a vanity unit, low level WC and tiled flooring.

### LANDING

Double glazed window to the side, fitted carpets, spotlights and access to first floor rooms.

### BEDROOM ONE

13' 6" x 10' 11" (4.14m x 3.34m) Double glazed bay window to the front, fitted carpet, radiator and spotlights.





#### BEDROOM TWO

11' 9" x 10' 11" (3.6m x 3.33m) Double glazed window to the rear, fitted carpet, radiator and spotlights.

#### BEDROOM THREE

8' 0" x 6' 6" (2.44m x 1.99m) Double glazed window to the front, fitted carpet, radiator and spotlights.

#### BATHROOM

8' 2" x 6' 5" (2.50m x 1.97m) Fitted with a newly fitted white three piece suite comprising, panelled bath with mains shower over, vanity sink unit and low level flush WC, heated towel rail and opaque window to the side, part tiled grey walls, tiled flooring and spotlights.



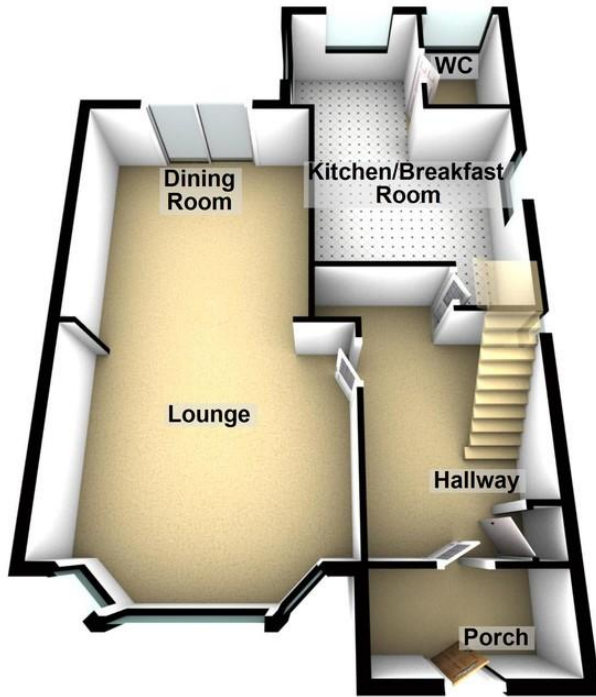
#### GARDENS

To the front of the property there is a driveway providing off-road parking for multiple vehicles and side access to the rear of the property.

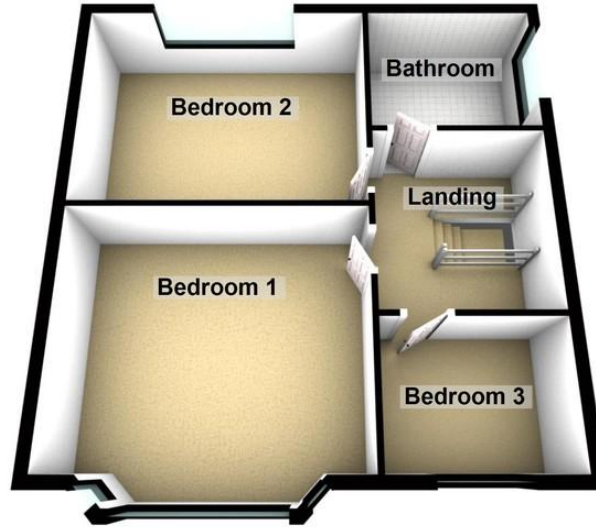
To the rear there is a lovely private garden with decking and a lawned area.



Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements