

# 5 Arnold Road, Lytham St. Annes, FY8 5AR



**£185,000**

- THREE BEDROOM SEMI DETACHED IN LYTHAM
- LARGE LOUNGE WITH GOOD SIZE BAY WINDOW
- FITTED KITCHEN AND UTILITY AREA
- THREE BEDROOMS AND FITTED BATHROOM
- SPACIOUS GARDEN WITH THREE OUTHOUSES
- FRONT AND REAR GARDENS

Harbour Properties are delighted to bring to market this wonderful Three bedroom semi-detached property situated in the sought after area of Lytham. Close to excellent schools, local amenities and the beautiful beaches of the Fylde Coast.

The property briefly comprises of a large welcoming lounge room with electric fire, leading into the kitchen/utility area with fitted kitchen, comprising of dishwasher, gas oven and dryer. The spacious garden, has a considerable amount of space including three outhouses/ greenhouse and a wonderful lawn area. To the upstairs of the property are three bedrooms and a family bathroom. The property is freehold in tenure and has no onward chain.

#### **HALLWAY**

A carpeted hallway with carpeted stairs leading to the first floor.

#### **LOUNGE**

*13'10" (4m 21cm) x 12'10" (3m 91cm)*

A carpeted lounge with large bay window, electric fireplace with TV and curtains included.



#### **KITCHEN/UTILITY**

*17'2" (5m 23cm) x 7'3" (2m 20cm)*

A large kitchen with laminate flooring, part tiled walls and attached utility/dining area. The following appliances will be staying in the property; dishwasher, oven and dryer.





### **BEDROOM 1**

*8'5" (2m 56cm) x 7'4" (2m 23cm)*

In this bedroom there is laminate flooring and roller blinds.



### **BEDROOM 2**

*8'1" (2m 46cm) x 8'6" (2m 59cm)*

A good size carpeted bedroom including the bed, roller blinds and curtains.



### **BEDROOM 3**

*10'8" (3m 25cm) x 8'0" (2m 43cm)*

A good size carpeted bedroom including a wardrobe and TV.



### **BATHROOM**

*8'7" (2m 61cm) x 5'2" (1m 57cm)*

A good sized bathroom including a shower over the bath, WC, sink laminate flooring and extractor fan.



### **OUTSIDE**

To the front of the property, you will find a small private garden with a gate. The the rear of the property, is the spacious back garden which is also accessible from the side of the property. This fantastic space has a large grass area and three outhouse buildings including a greenhouse.



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