

3 Dock Road, Lytham, Lytham St Annes, FY8 5AG



£220,000

- STYLISH TWO BEDROOM MID TERRACE HOUSE AVAILABLE IN LYTHAM
- IN SOUGHT AFTER LOCATION CLOSE TO THE CENTRE OF LYTHAM
- LOUNGE & 2ND RECEPTION ROOMS, BOTH WITH FEATURE FUEL BURNERS
- FITTED KITCHEN TO THE REAR WITH RANGE COOKER
- MODERN FITTED BATHROOM WITH 3 PIECE SUITE INC STAND ALONE BATH
- TWO GOOD SIZED DOUBLE BEDROOMS AND EXTRA LOFT ROOM
- SOUTH FACING REAR GARDEN WITH SUMMER HOUSE

Harbour Properties are delighted to advertise for sale this modern two bedroom, plus loft room, mid terrace house, which is ideally located within walking distance to Lytham Green and Lytham Square, with all its shops and restaurants. The property is stylish throughout and briefly comprises an entrance hallway, lounge, second reception room, both with beautiful feature fireplaces, kitchen with range cooker, stunning three piece bathroom, two good sized double bedrooms and a further loft room.

The property also boasts gas central heating with combi boiler, wall enclosed front garden with paving and flower beds and rear sunny garden with summer house and utility.

The property is leasehold with a nominal fee of approximately £1-2 per annum.

PORCH & ENTRANCE HALL

2'9" (83cm) X 2'9" (83CM) & 2'9" (83cm) X 10'5" (3m 17cm)

Composite front door leading into an entrance porch. The porch then leads to a carpeted hallway with access to reception rooms and upstairs.

LOUNGE

13'3" (4m 3cm) X 12'1" (3m 68cm)

Contemporary lounge with stunning multi fuel fire with wooden surround, bay window overlooking the front of the property, coving and ceiling rose.



SECOND RECEPTION

13'10" (4m 21cm) X 12'11" (3m 93cm)

The second reception room is a good size and is to the rear of the property. This bright and airy room features a window over looking the rear garden, with a top light, another real fuel burner with decorative surround, dado rail and handy understair storage.



KITCHEN

9'3" (2m 81cm) X 7'10" (2m 38cm)

To the rear of the second reception is the kitchen which includes laminate flooring, a range cooker, part tiles walls, over head extractor, white wooden units, marble effect worktops, sink and drainer, double glazed rear door and window.



BATHROOM

9'4" (2m 84cm) X 7'10" (2m 38cm)

At the top of the stairs is the gorgeous three piece family bathroom, with vinyl flooring, toilet with dual flush, sink and mixer tap, stand alone bath with mixer tap and shower head, airing cupboard housing combi boiler, heated towel rail and window to the rear.



MASTER BEDROOM

15'9" (4m 80cm) X 11' (3m 35cm)

Large master double bedroom with two double glazed windows overlooking the front of the property allowing plenty of light into the room, and a fitted wardrobe with shelving.



SECOND BEDROOM

11'9" (3m 58cm) X 10'4" (3m 14cm)

The second bedroom is also a double with window overlooking the rear garden, and access to the loft room.



LOFT ROOM

14'5" (4m 39cm) X 11'8" (3m 55cm)

Spacious loft room, currently used as an office, accessed via a drop down ladder from the second bedroom. The loft room includes central heating radiator and Velux window.



OUTSIDE

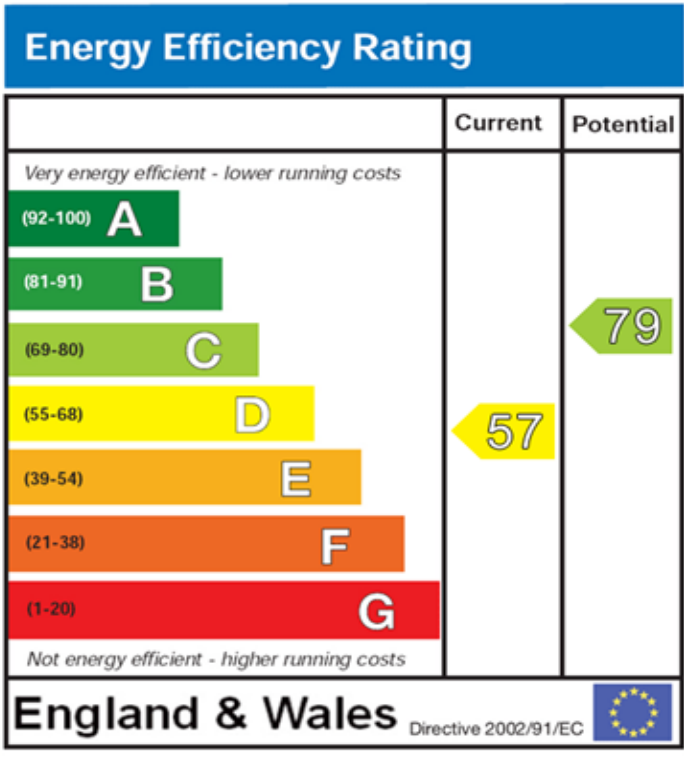
To the front of the property is enclosed garden with gate, paving and flower beds. To the rear is a south facing, sunny, private garden with paving. The rear garden also includes a summer house with power supply, and a separate timber utility which boasts plumbing for a washing machine and power. There is also a gate for rear access.





Disclaimer

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

