



**Lytham**  
Estate Agents

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## **13 Henry Street, Lytham, FY8 5LE**

**Offers in excess of £300,000**

*Fabulous Town Centre Location For This Period Terraced Cottage Situated In An Extremely Popular Location Adjacent To The Sea Front & Green, Lytham's Shops & Restaurants Are A Short Distance, As Is The Famous TAPS Pub, Entrance Hall, Lounge With Open Plan Dining Room, Fitted Kitchen, Two Double Bedrooms And Bathroom. Viewing Is Highly Recommended For This Charming Character Home, Small Patio Garden To Rear. Viewing By Strict Appointment.*





### Entrance Hall

Part glazed entrance door. Balustrade staircase leading to the first floor, meter and fuse box cupboard and radiator.

### Open Plan Lounge/Dining Room



### Lounge Area 11'4 x 11'1 (3.45m x 3.38m)

Window to front. Fireplace with hearth surround and living flame fire, TV and telephone points and radiator. Open plan to:

### Dining Area 11'2 x 11'1 (3.40m x 3.38m)

Window through to kitchen. Door to large under stairs storage with power, lighting and space for desk. Radiator. Glazed door to:

### Kitchen 15'4 x 5'11 (4.67m x 1.80m)

Window to rear garden and part glazed door to rear garden. Fitted low and eye level units, integrated stainless steel sink with tiling to splash-back, four ring gas hob and oven with grill above. Radiator and Glowworm combi central heating boiler. Space for fridge freezer, additional space and plumbing for washing machine.

### First Floor Landing

Aforementioned staircase to first floor. Doors to:

### Bedroom One 15'4 x 11'1 (4.67m x 3.38m)



Window to front. Radiator, fitted cupboard to alcove and additional useful storage cupboard. Door to:

### Bedroom Two 11'4 x 9'2 (3.45m x 2.79m)



Window to rear. Radiator and Velux light. Loft hatch leading to boarded loft space.

### Bathroom



Opaque window to rear. Three-piece suite with bath and shower over, WC and wash hand basin. Part tiled walls, radiator and extractor fan.

### Exterior

Front garden area with an array of plants, shrubs and flowers.

Rear garden has been laid with false grass for ease of maintenance and detached out house. External power sockets. Two outbuildings including WC and coal store.

### Additional Information

Tenure - Leasehold

Council Tax Band - C

### EPC Results

Current Energy Efficiency Rating - E (61)

Potential Energy Efficiency Rating - D (54)

Current Environmental Impact Rating - E (48)

Potential Environmental Impact Rating - E (54)

### Disclaimer:

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, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.