



9 Dock Road, Lytham, FY8 5AG

£139,950

Offered With No Forward Chain, This Traditional Two Bedroom End Terraced Home Is Situated In A Sought After Location, Just A Short Walk From Lytham Green. The Property Briefly Comprises: Two Reception Rooms, Kitchen, Small Utility, Two Double Bedrooms, Bathroom And Small Patio Garden To Rear. This Would Make An Ideal First Home Or Investment Property



Entrance Hallway

Door with UPVC double glazed obscure windows to front.

Lounge

UPVC double glazed window to front. Feature fireplace with electric fire and stone hearth and surround. Ceiling light, wall light, coving, dado rail, TV aerial point. Door to;

Dining Room

UPVC double glazed door and window leading to garden. Range of fitted furniture including storage cupboards and shelving. Feature fireplace. Ceiling light, radiator. Useful large under stairs storage area with shelving and meter boxes.

Kitchen



UPVC double glazed window to side. Range of fitted wall and base units with laminate work surface, incorporating double stainless-steel sink with chrome mixer tap. Four ring gas hob, oven/grill. Spot lighting, radiator, fully tiles walls and flooring. Opening to storage area housing Main Combi Eco boiler.

Bathroom



UPVC double glazed obscure window to rear. Four piece white suite comprising; step in shower enclosure with glass sliding door with wall mounted electric shower controls and wall mounted shower attachment on riser rail, pedestal wash hand basin with twin chrome mixer tap, panelled bath with twin chrome mixer tap, low level WC. Vinyl flooring, tiled walls. Ceiling light, radiator.

First Floor Landing

Radiator, ceiling light, loft access.

Bedroom Two



UPVC double glazed window to rear. Feature fireplace with wooden surround. TV aerial point, ceiling light, radiator.

Master Bedroom



UPVC double glazed windows to front. TV aerial point, ceiling light, radiator.

External

To the front Paved pathway leading to door. Variety of plants, trees and shrubs.

To the rear Paved patio area. Gate access to rear road.

Additional Information

Tenure -

Council Tax Band - B

EPC Results

Current Energy Efficiency Rating - F (36)

Potential Energy Efficiency Rating - C (75)

Current Environmental Impact Rating - F (30)

Potential Environmental Impact Rating - C (69)

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.