



## MYRA ROAD, FAIRHAVEN, FY8 1EB

£645

- GROUND FLOOR FLAT WITH GARDEN - TWO MINUTES WALK FROM FAIRHAVEN LAKE
- LOUNGE - TWO DOUBLE BEDROOMS - DINING KITCHEN
- BATHROOM - FURTHER WC - AVAILABLE NOW
- 12 MONTH MINIMUM TENANCY Energy Rating - D

 X 2  X 1  X 1  X 0  X 0  Small garden



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, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial Properties Ltd. We therefore cannot offer any guarantees in respect of them.

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### Entrance

Private composite entrance door leads into;

### Porch

Wooden door with glass inserts leads into;

### Hallway

Newly carpeted, radiator, large mirrored wardrobe, under stairs meter cupboard, central heating thermostat, doors lead into the following rooms;

### Lounge 15'9 x 15'2 (4.80m x 4.62m)

Large UPVC double glazed bay window with leaded top lights to front, two radiators, fireplace housing electric fire, telephone and television points.

### Bedroom One 13'10 x 12'2 (4.22m x 3.71m)

Two UPVC double glazed windows to rear, UPVC double glazed door leading out into the rear garden, radiator.

### WC 6'11 x 3'6 (2.11m x 1.07m)

UPVC double glazed opaque window to side, two piece white suite comprising of WC and pedestal wash hand basin, part tiled walls, radiator.



### Dining Kitchen 12'8 x 9'10 (3.86m x 3.00m)

UPVC double glazed window to rear, further three opaque windows to side, range of wall and base units with laminate work surfaces, stainless steel one and a half bowl sink and drainer, brand new free standing double electric fan oven with 4 ring electric hob, overhead extractor, freestanding freezer, plumbed for washing machine, tiled to splash backs, dining table and chairs, radiator.

### Bathroom 7'4 x 5'5 (2.24m x 1.65m)

UPVC double glazed opaque window to side, three piece suite comprising of pedestal wash hand basin, WC and bath with overhead shower, brand new wall mounted Worcester condensing boiler, fully tiled floor and walls, radiator.

### Bedroom Two 8'10 x 8'6 (2.69m x 2.59m)

UPVC double glazed window to rear, radiator, fitted wardrobes with overhead cupboards.

### Outside

The rear garden is mainly laid to lawn with shrub and flower borders, garden shed and bin storage.



### Other details

Tax Band - B (£1393.95 per annum)

