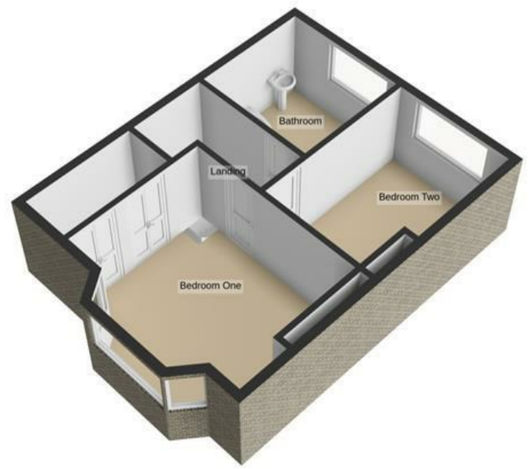
Ground floor
488 sq.ft. (45.3 sq.m.) approx.



First floor
415 sq.ft. (38.6 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2026

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 to them.

The Propert Ombudsman

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com

COUNTY
Estate Agents
St. Annes 01253 711511



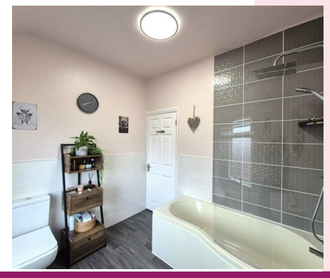
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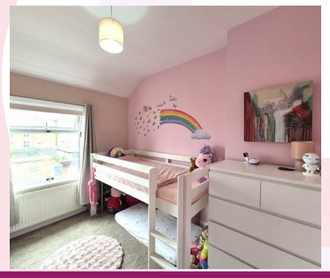
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- IMMACULATELY PRESENTED END TERRACED HOME IN SOUGHT AFTER LOCATION WITHIN A STONES THROW OF ASHTON GARDENS AND THE BEACH
- CONVENIENTLY CLOSE TO LOCAL SHOPS AND SUPERMARKETS, ST ANNES TOWN CENTRE, GOOD TRANSPORT LINKS AND MOTORWAY ACCESS
- TWO DOUBLE BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - CONTEMPORARY BREAKFAST KITCHEN - THREE PIECE FAMILY BATHROOM - CONSERVATORY
- DRIVEWAY TO THE FRONT - ENCLOSED COURTYARD GARDEN TO THE REAR - EPC RATING: D

2 1 2





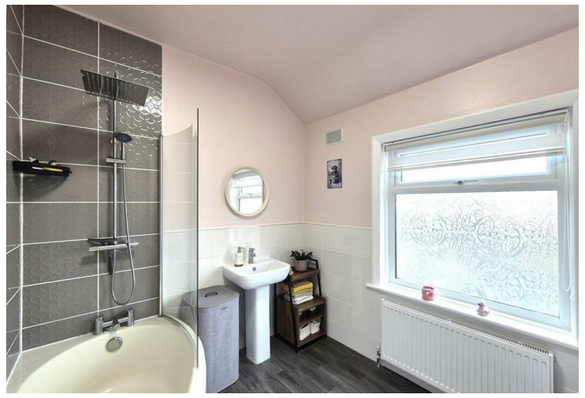


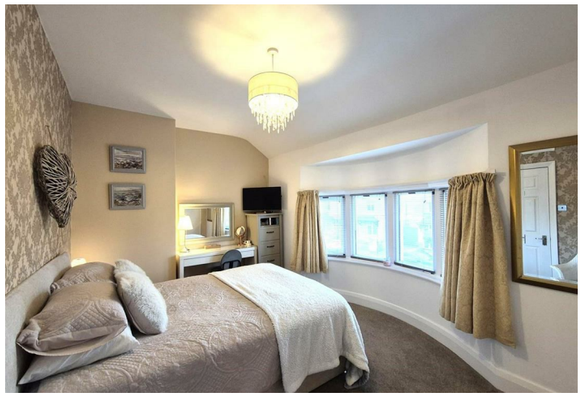


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Entrance
Entrance gained via composite door leading into:

Entrance Vestibule
Stairs leading to the first floor landing, door leading into;

Lounge
14'3 x 14'
UPVC double glazed bay window to the front, vertical radiator, coal effect electric stove in chimney breast with tiled backdrop and hearth, television point, set of wall lights, grey wood effect vinyl flooring, coving, door leading into:

Breakfast Kitchen
17'3 x 7'8
Good range of modern wall and base units, wood effect laminate work surfaces, one and half stainless steel bowl sink and drainer, overhead illuminated extractor hood, integrated electric oven and induction hob, plumbed for a dish washer, space for fridge freezer, space for table and chairs, radiator, door leading to under stairs storage cupboard, inbuilt cupboard housing 'Worcester' combi boiler, UPVC double glazed window to the rear, UPVC double with double glazed inserts leads into:

Conservatory
8'11 x 7'10
UPVC double glazed windows to the side and rear, French doors lead out to the rear yard, plumbed for a washing machine, tiled floor.

First Floor Landing
Doors lead into the following rooms:

Bedroom One
14'4 x 11'3
UPVC double glazed bay window to the front, vertical radiator, built in wardrobe, built in over stairs cupboards providing plentiful storage space, television point.

Bedroom Two
10'10 x 8'4
UPVC double glazed window to the rear, radiator, television point.

Bathroom
8'9 x 7'8
Three piece suite comprising of: bath with overhead mains powered shower with further shower attachment, pedestal wash hand basin and WC, large radiator, part tiled walls, grey wood effect laminate flooring, UPVC double glazed opaque window to the rear.

Outside
The front garden is laid with Indian stone paving providing an off road parking space. The rear garden is paved and enclosed with wooden gate and external water point.

Other Details
Tenure: Leasehold
Number of years remaining: approx 970
Council Tax Band: B

The property benefits from the following:

- The property was last rewired in February 2021
- Off road parking on the property added in September 2025 with high quality Indian stone
- A new Worcester boiler fitted in March 2025 and serviced in March 2026
- UPVC soffits and facias fitted
- Full external pointing completed July 2026
- Full refurbishment of both front bay windows completed in August 2026
- A warm roof fitted to the conservatory in August 2025
- All fences in back garden also painted in August 2026