



**HOLMEFIELD ROAD, LYTHAM ST. ANNES
FY8 1YF**

£975 PER MONTH

- DECEPTIVELY SPACIOUS MID TERRACED PERIOD PROPERTY IN HIGHLY CONVENIENT LOCATION FOR LOCAL SHOPS & SCHOOLS
- ENERGY RATING - D - AVAILABLE EARLY JUNE 2026
- 3 BEDROOMS - 2 RECEPTION ROOMS - KITCHEN - BATHROOM - OFF ROAD PARKING

 3
  1
  2
 





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.



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Entrance

Entrance gained via UPVC double with glass inserts,

Porch

Small porch area leading into; coat hooks

Lounge

14'6 x 13'5

UPVC double glazed windows to the front, wooden flooring, radiator, exposed chimney housing a log burner with wooden surround, television point, skirting boards, coving, blinds.

Dining Room

13'10 x 11'3

UPVC double glazed windows to the rear, exposed brick chimney with space for an electric fire or storage, tiled flooring, telephone point, skirting boards, coving, blinds.

Kitchen

11'8 x 8'1

UPVC double glazed windows to the rear, integrated grill and oven, small range cooker, space for American fridge freezer, space for washing machine, sink and drainer with mixer tap, range of cupboards and drawers, laminate work surfaces, extractor fan, chrome heated towel rail.

There is also a doorway providing access to under stair storage which has UPVC double glazed windows to the rear (9'6 x 2'8).

UPVC door leading to the rear garden.

First Floor Landing

Radiator, split level staircase leading up to bedroom two, space for under stair storage.

Doors leading to the following rooms;

Bathroom

11'1 x 8'0

Opaque UPVC double glazed windows to the rear, three piece white suite comprising: raised roll top bath, pedestal wash hand basin and WC, contemporary walk in shower, tiled flooring, tiled walls, blinds, extractor fan.

Bedroom Three

13'10 x 8'6

UPVC double glazed windows to the rear, radiator, blinds, carpet, skirting boards, coving,

Bedroom One

13'6 x 11'00

UPVC double glazed windows to the front, radiator, inbuilt wardrobes proving an abundance of storage space, carpets, blinds, skirting boards, coving.

Bedroom Two

14'9 x 14'2

Velux window to the rear, radiator, carpet, skirting boards.

An abundance of storage space on either side of the room in the eaves.

Outside

Paved driveway to the front of the property providing one off road parking space. Sunny South Westerly facing rear courtyard garden which is paved for ease of maintenance with outside water point and double opening gates providing access to rear service road. There is also a large shed providing plenty of storage which has power running to it and currently stores wood/coal.

Other Details

Council Tax Band B

Energy Rating - D

Available early June 26

