



**114 Heeley Road, Lytham St. Annes, FY8 2HS**  
**£250,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Lytham St Annes. Benefiting from modern decor throughout, enviable spacious plot and private rear garden.

The living accommodation briefly comprises of; lounge and open plan kitchen/diner. To the first floor 3 bedrooms and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

Leasehold - 930 years remaining

Ground rent - TBC

Council tax band - B

### GROUND FLOOR

#### Lounge 11'1" x 24'7" (3.38m x 7.51m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and blind

#### Kitchen/diner 21'1" x 10'4" (6.44m x 3.15m)

Vinyl flooring with access to the side of the property and blind. A range of fitted kitchen units, worktops and space for free-standing kitchen appliances

### FIRST FLOOR

#### Bedroom 12'2" x 11'1" (3.71m x 3.39m)

Carpet flooring with window to the front elevation, curtains and fitted wardrobes

#### Bedroom 10'7" x 11'1" (3.23m x 3.39m)

Carpet flooring with window to the rear elevation and blind

#### Bedroom 9'6" x 8'6" (2.92m x 2.61m)

Carpet flooring with window to the rear elevation and blind

### Bathroom

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, spotlighting, radiator and tiled decor

### WC

Vinyl flooring with separate WC

### EXTERNAL

Large driveway to the front of the property, capable of accommodating multiple vehicles, leading to a iron gate. Private South-facing rear garden with artificial lawn and seating area. Detached single garage with up&over door.