



9 Dock Road, Lytham St. Annes, FY8 5AG
£190,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

GROUND FLOOR

Lounge 12'4" x 14'11" (3.76m x 4.57m)

High quality wood effect laminate flooring with curtains and electric fireplace

Kitchen/diner 14'9" x 19'11" (4.51m x 6.09m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and skylight. A range of fitted kitchen units, worktops, breakfast island and integrated kitchen appliances, including oven, hob and hood

FIRST FLOOR

Bedroom 7'3" x 9'8" (2.23m x 2.96m)

Carpet flooring with window to the front elevation, curtains and blind

Bedroom 9'1" x 10'6" (2.79m x 3.21m)

Carpet flooring with window to the rear elevation and curtains

Bedroom 12'5" x 7'2" (3.79m x 2.19m)

Carpet flooring with window to the front elevation, curtains and blind

Bathroom

Vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, tiled decor and heated towel rail

EXTERNAL

South-west facing block paved rear yard with roadside parking to the front of the property.