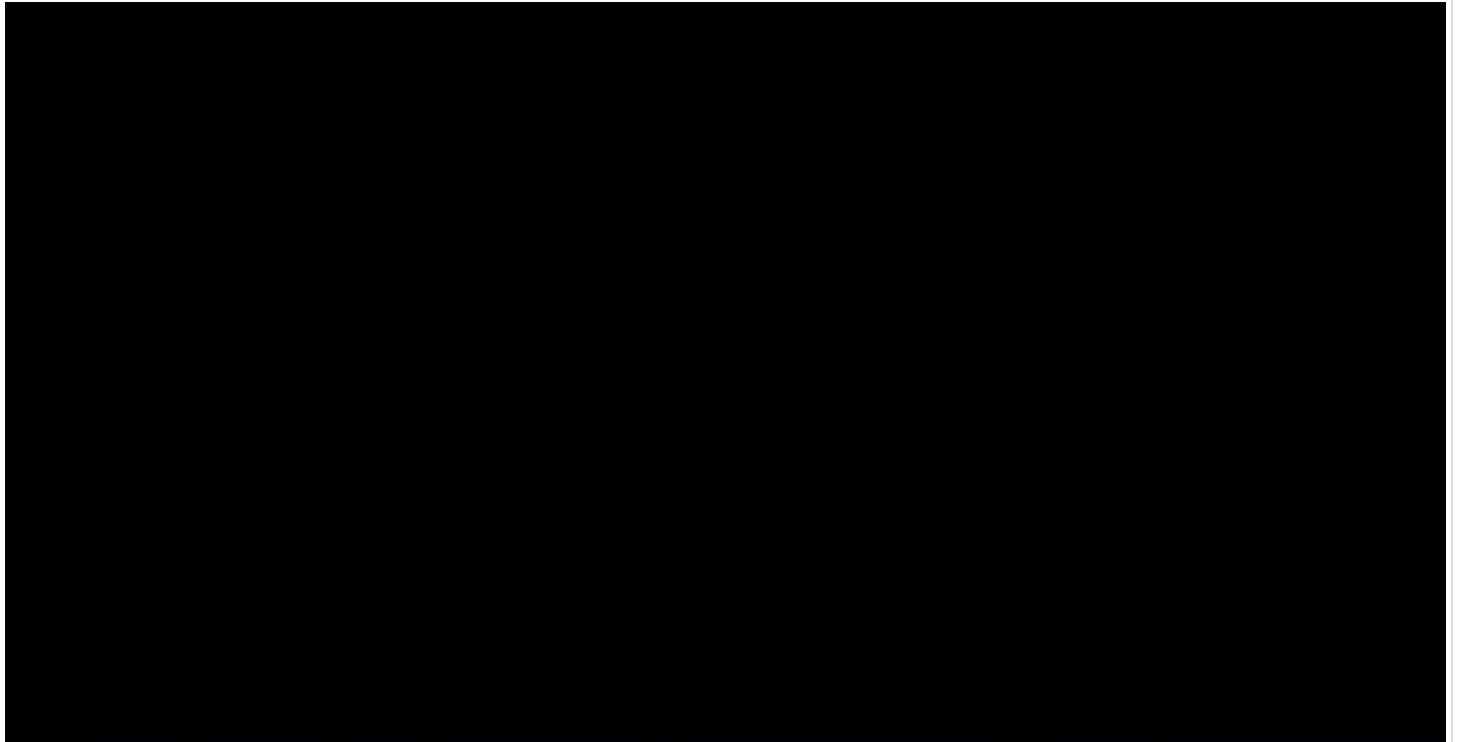
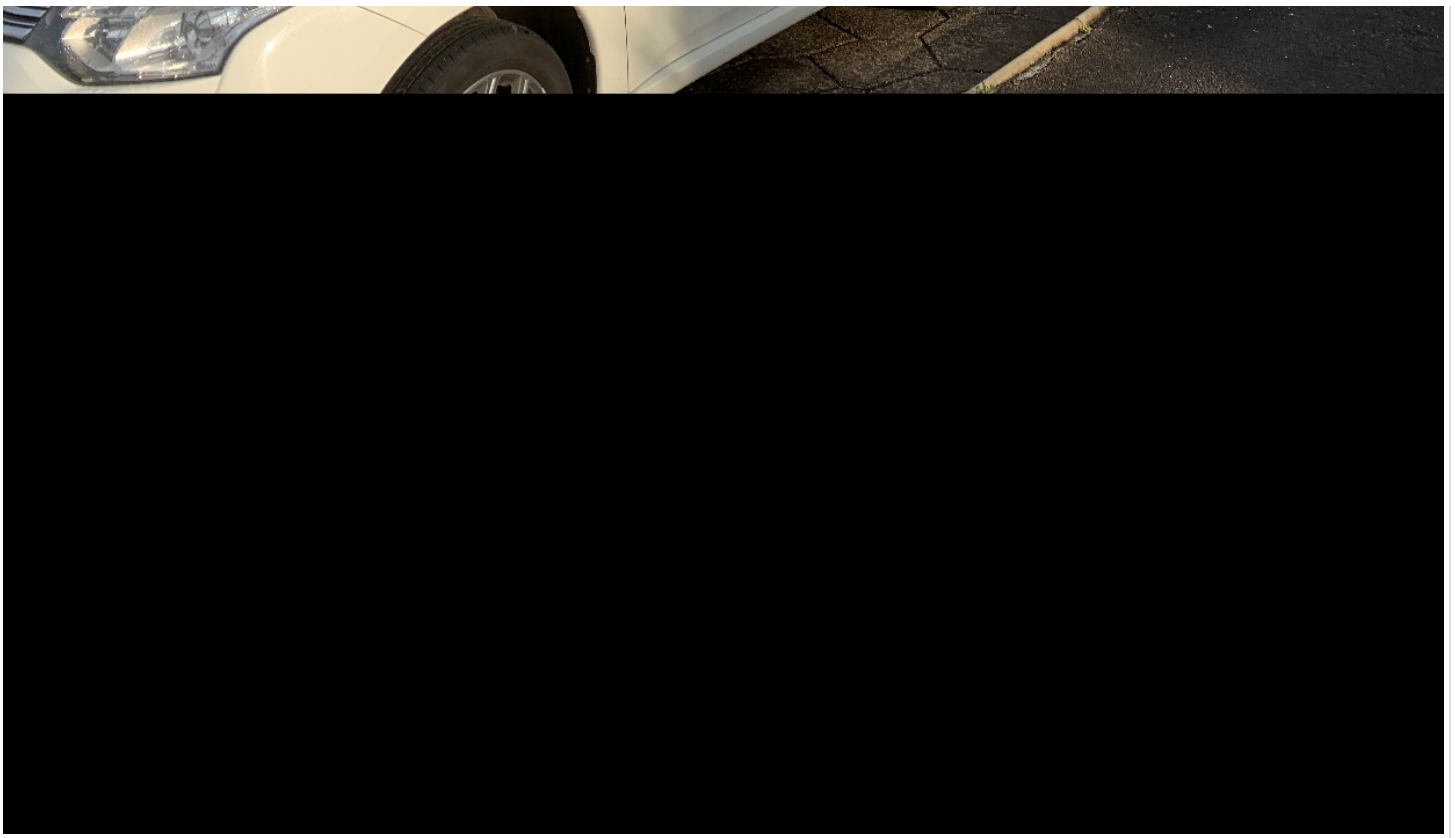




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3 Bed Semi-Detached In Tuxford Road , Lytham St. Annes, FY8 4BH £1,100 Monthly





SHORT DESCRIPTION

Property Ref: 9465 Council Tax:B THREE BEDROOM SEMI-DETACHED HOUSE... GARAGE & PRIVATE DRIVEWAY Situated in the popular seaside town of Lytham St Anne's. Great location, stone's throw distance from town/train and close to Blackpool, Preston, and M55 motorway . Booths supermarket within walking distance available 7 days a week with long openings hours. Full professional re-wiring throughout the house with an electric and gas certificate issued, EPC (Energy Performance Certificate) grade D for good energy performance. The whole house has been re-plastered, therefore new walls and ceilings provided with fresh white washable paint to give the house a nice clean finish. 3 double bedrooms and 1 extra room available in the attic with a sturdy wooden retractable ladder, that can be used as a home office, storage or extra bedroom. Bedrooms have an elegant dark oak colour laminate water resistant floors that are located on the top floor. Brand new carpets, laminate, and waterproof floors provided throughout the whole house. Two reception rooms located on the ground floor have been provided with stain free, bleach cleanable warm charcoal carpet with a thick 10mm underlay for maximum comfort and warmth. Very bright house, retains heat, always warm! The property comes with a sun lounge also, 2 gardens, one on the front and one of the back fully secured that provide you all the privacy you need when you want to have a family gathering or a nice barbecue with friends around. At

the front of the property there is a private driveway , that can accommodate easily 3 cars, leading to a very big garage , fitted with a brand new roof and a security door and a good size garden with plants and shrubs. Good bus links and ideally situated for access to the Motorway . Brand new family bathroom provided with underfloor heating with an operating timer, new taps, ceiling, walls and waterproof laminated floor. Brand new three-piece suite comprising low flush WC, wash hand basin, and bath with shower and shower screen. Brand new kitchen fitted with white furniture and charcoal worktops, washing machine, tall economical family Bosch Fridge. No cooker present , but can be supplied if requested. Brand new fence fitted in the back garden, and new cushioned vinyl floors fitted in the sun lounge and also the front porch, for best comfort ,durability and easy maintenance. UPVC windows and external door are present on several areas in the house to minimise the energy consumption and reduce your bills in the future... Viewings available on request.....



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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