



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



11 Dock Road, Lytham FY8 5AG

£198,000

Available with no onward chain, this traditional three-bedroom terraced home is ideally located just a short walk from Lytham Green in a highly sought-after area.



Porch

Door opening to Entrance Porch. Further door opening to;

Lounge

UPVC double glazed window to the front. Ceiling light, radiator. Fireplace with electric fire. Door leading to staircase to first floor. Door to;

Open Plan Living Dining Kitchen**Dining Area**

UPVC double-glazed window to the rear, ceiling light, and radiator. The room boasts a feature fireplace with a cast iron open fire, flanked by two original built-in wall cupboards, adding character and charm. Open archway leads to;

Kitchen Area

UPVC double-glazed window to the rear and a door opening to the garden. The kitchen features a range of fitted base units with contrasting wooden work surfaces, incorporating a ceramic sink with a chrome mixer tap. Integrated appliances include a four-ring gas hob with an extractor fan above and an oven/grill. There's a wall-mounted boiler, ceiling light, and radiator. Space and plumbing are available for a fridge/freezer and washing machine. Access to a pantry/storage area housing the meter boxes.

First Floor Landing

The aforementioned stairs lead to the first floor with a split-level turning point. There's loft access via a pull-down ladder, offering great potential to create a home office or additional bedroom, complete with a Velux window. A ceiling light illuminates the space, and doors lead to:

Bathroom

The bathroom features UPVC double-glazed obscured windows to the rear and side. It boasts a four-piece suite comprising a panelled bath with twin taps, a pedestal wash hand basin with twin taps, a low-level flush WC, and a step-in shower with wall-mounted controls. Additional amenities include a ceiling light, an extractor fan, and a ladder-style towel radiator.

Bedroom Two

UPVC double glazed window to rear. Ceiling light, radiator. Feature cast iron fireplace with open fire.

Bedroom One

UPVC double glazed window to front. Ceiling light, radiator.

Bedroom Three

UPVC double glazed window to the front. Ceiling light, radiator.

Additional Information

Tenure - Leasehold

887 years remaining

Council Tax band - B

Energy Rating - D

Ground Rent £2 pa

No restriction on holiday/long lets

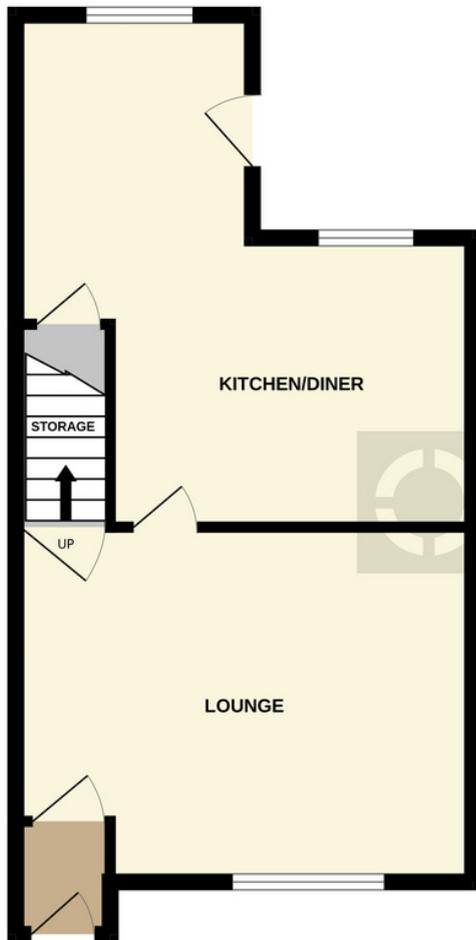
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Floor Plans

GROUND FLOOR



1ST FLOOR



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