





GROUND FLOOR



FIRST FLOOR APPROX. 35.1 SQ. METRES (377.6 SQ. FEET)





39 Cudworth Road, Lytham St. Annes FY8 3AE

- Semi Detached House In A Quiet Location
- **Requiring Some Modernisation But Offering Huge Potential** igodol
- **Reception & Kitchen Diner** ightarrow
- 2 Double Bedrooms igodol
- **Driveway & Private Garden To The Rear**
- No Onward Chain

Lytham Office

01253 731222 lytham@frankwyles.com

St. Annes Office

11 Park Street, Lytham FY8 5LU 21 Orchard Road, St. Annes FY8 1RY 01253 713695 sales@frankwyles.com

www.frankwyles.com







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This semi-detached property is set in a quiet and convenient location, with a range of amenities and excellent transport links close by. While the property would benefit from some modernisation, it offers huge potential for further development and the possibility of extending (subject to planning). It would make an ideal first-time buyer home or buy-to-let investment.

The accommodation comprises a reception room and a spacious kitchen diner. To the first floor, there are two double bedrooms and a generously sized family bathroom.

Externally, the property benefits from a driveway to the front and a very good-sized private rear garden.

Being sold with no forward chain, early viewing is highly recommended.

Tenure: Freehold

Council Tax: Band B



Entrance Hall Secure UPVC front door, stairs leading to the first floor, and door to:

Lounge 4.28m (14'1") x 3.81m (12'6") Double glazed bay window overlooking the front garden, ceiling cornice, feature living flame gas fire with hearth and surround, TV point, telephone point, three wall lights.

Kitchen/Diner 5.29m (17'4") x 2.67m (8'9") Fitted with a matching range of base and eye-level kitchen cabinets with countertop over. One and a half bowl stainless steel sink with drainer and mixer tap. Space for gas cooker with extractor over, plumbing for washing machine, space for fridge freezer. Cupboard housing the wall-mounted multipoint water heater. Two double glazed windows overlook the large private rear garden. Secure door giving access to the driveway at the side.

First Floor

Landing Gas heater, double glazed window to the side, and doors to the following rooms:

Bedroom 1 4.28m (14'1") x 2.86m (9'5") Double glazed window overlooking the front, large built-in storage cupboard.

Bedroom 2 3.67m (12') x 2.47m (8'1") Double glazed window overlooking the rear garden. Loft hatch with pull-down ladder giving access to the loft.

Bathroom Four-piece suite comprising panelled bath with taps and showerhead attachment, low-level WC, wall-hung wash hand basin with mixer tap, and separate shower enclosure with Mira mixer shower. Extractor fan, full-height tiling to all walls, and obscure double glazed window.

External

Front Low-maintenance walled garden with established borders and lawned area. Driveway providing off-street parking for several vehicles.

Rear A generous and private rear garden, mainly laid to lawn with a pathway leading to a rear patio seating area — ideal for relaxing and entertaining.

