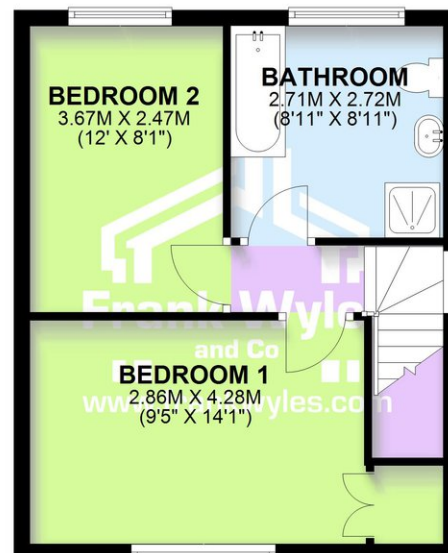


**GROUND FLOOR**  
APPROX. 35.2 SQ. METRES (378.6 SQ. FEET)



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



**Lytham Office**  
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**St. Annes Office**  
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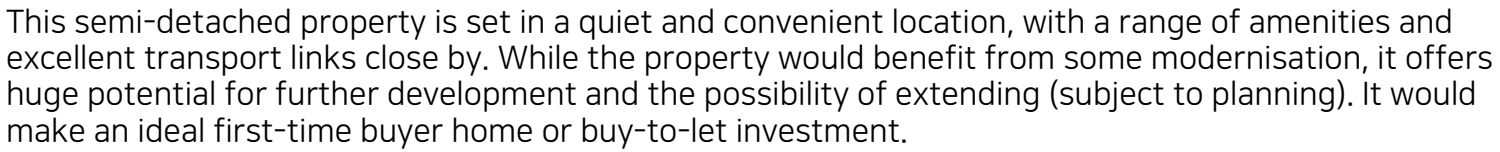
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**39 Cudworth Road, Lytham St. Annes FY8 3AE**

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

**£165,000**  
Freehold





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

Tenure: Freehold Council Tax: Band B

**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.

## First Floor

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

**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.

**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.

