



## Lodge Lane Lytham St. Annes, FY8 5RP

- 3 Bedroom Mid Terraced Characterful Cottage Property
- Can Be Sold With Tenant In Situ, Or With Vacant Possession
  - Short Drive To Lytham And The Fylde Coast
- \*\*\*\*\* EXCELLENT OPPORTUNITY AND PRICED REALISTICALLY !!!!
- Ideal For Investors
- Semi Rural Location With Open Fields To The Front
- Spacious Kitchen Diner And Two Bathrooms

# Lodge Lane, Lytham St. Annes FY8 5RP

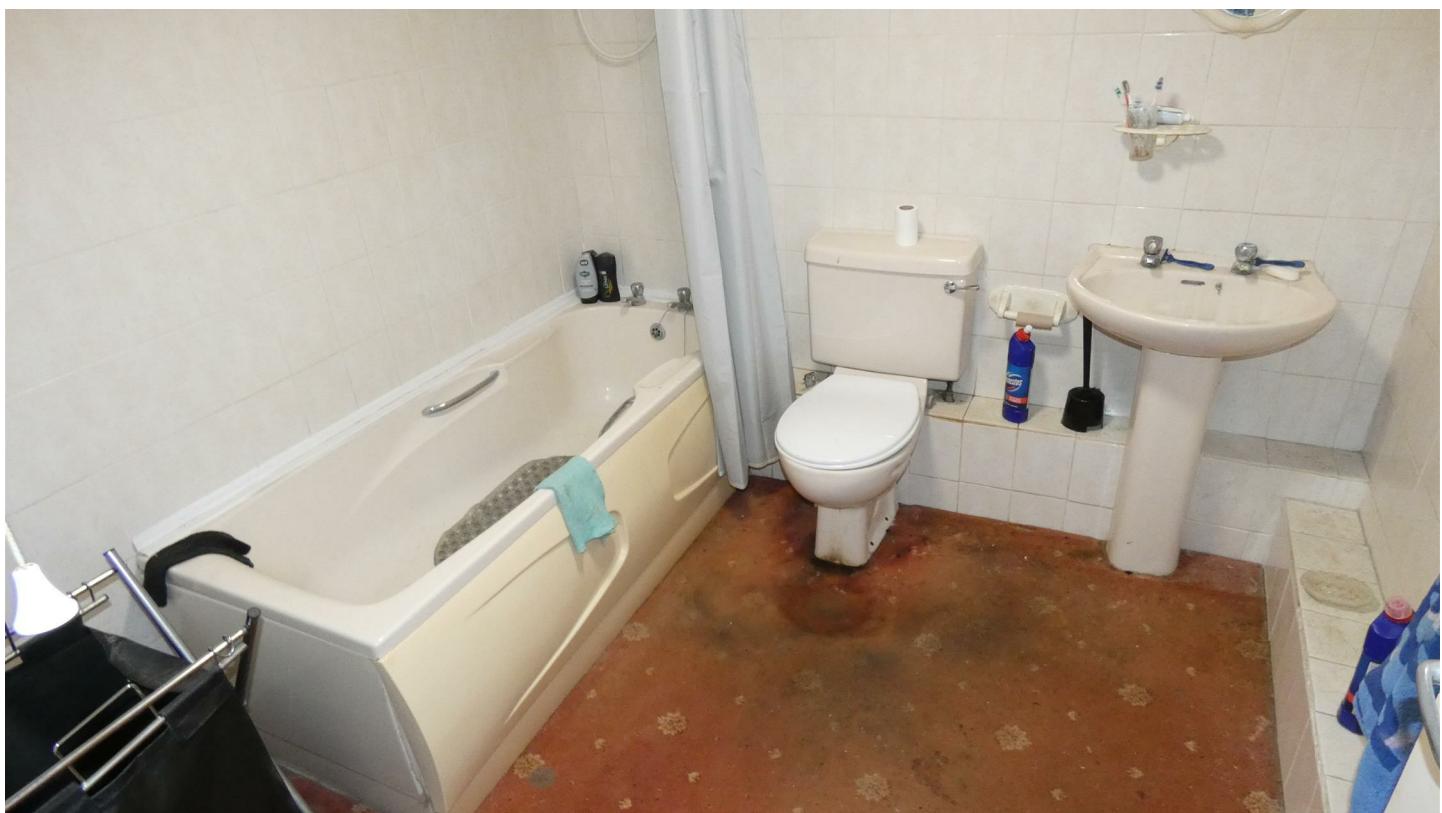
Tempo are pleased to welcome to market this three bedroom characterful mid terrace cottage property. Ideal for investors and can be sold with a tenant currently in situ or with vacant possession. Positioned in an idyllic semi rural location on the outskirts of Lytham with uninterrupted open countryside views to the front.

Surrounded by open farmland and yet only a short drive away from Lytham and the the Fylde Coast. The accommodation briefly comprises: ground floor: lounge, spacious kitchen diner, utility cupboard and rear hall. To the first floor: landing, three bedrooms, en-suite and family bathroom Externally the property benefits from shared courtyard parking to the rear.



Council Tax Band: B

Tenure: Freehold



## **Lounge**

18'11" x 12'10"

This spacious living room offers a cosy atmosphere with a UPVC double glazed bay window allowing natural light to fill the space. A stone fireplace with open fire, creating a welcoming focal point for relaxation. Built in meter cupboards and radiator.

## **Dining Kitchen**

22'12" x 11'12"

UPVC glazed front door opens into the spacious dining kitchen. It is a generous, elongated space fitted with ample white cabinetry providing plenty of storage along one wall. Wood-style flooring runs throughout, contributing to a warm and practical environment. The room accommodates space for a dining table and chairs. Built in utility cupboard housing the boiler and turned spindled stairs to the first floor. Door into a useful real hall space with exterior door to the rear of the property.

## **First Floor Landing**

Aforementioned stairs down, UPVC double glazed window to the rear. Doors to :

### **Bedroom 1**

12'8" x 13'5"

Main bedroom with UPVC double glazed window to the front radiator and carpeted flooring.

### **Ensuite**

En-suite featuring a three piece bathroom suite comprising of WC, wash hand basin and shower.

### **Bedroom 2**

7'10" x 10'4"

Second bedroom with UPVC double glazed window to the front, radiator and carpeted flooring.

### **Bedroom 3**

9'2" x 10'4"

Bedroom three with skylight window, built in wardrobe and radiator.

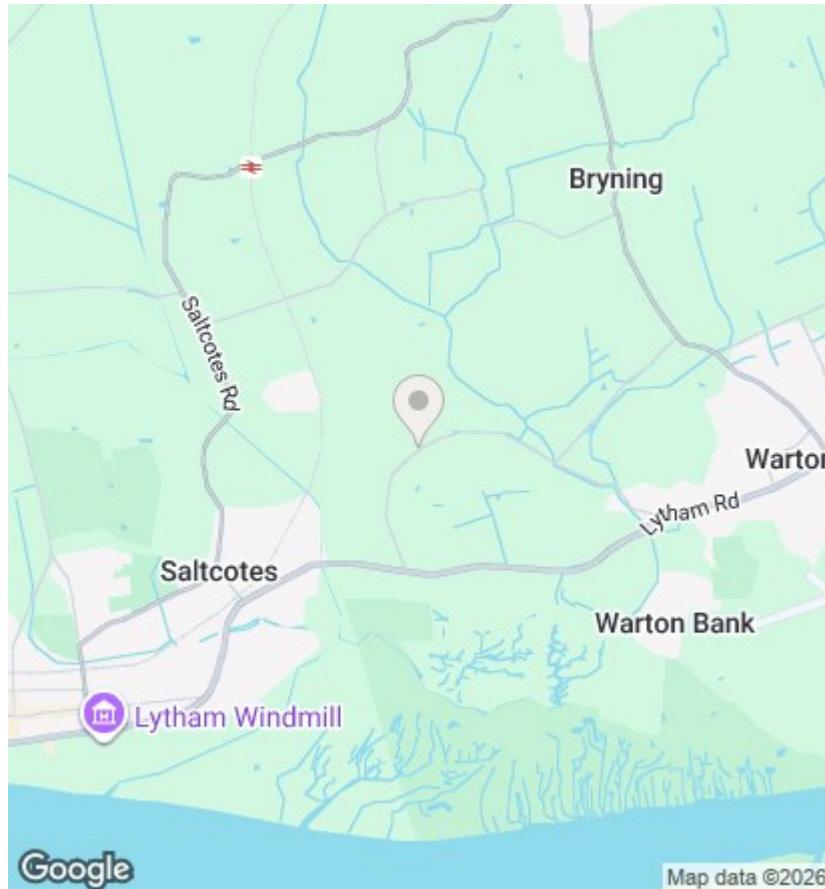
### **Bathroom**

7'10" x 7'9"

Family bathroom with UPVC double glazed frosted window to the rear. Featuring a three piece bathroom suite comprising of WC, wash hand basin and bath with shower over. Fully tiled walls, radiator and carpeted flooring.

### **Exterior**

Shared parking courtyard to the rear.



## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

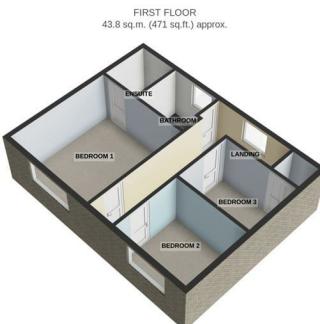
## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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