



**4 Whitecoats Drive
Lytham St Annes
Lancashire
FY8 4HH**

Offers in Excess of

bettermove

Whitecoats Drive Lytham St Annes

Bettermove are proud to present this 4 bedroom semi-detached house in Lytham St Annes available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the large driveway. The council tax band is C.

The interior of this beautifully presented property has been recently refurbished throughout and comprises a spacious living room, fitted kitchen with dining area and conservatory on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The second floor has been converted into an additional bedroom. The exterior boasts a private low maintenance rear garden with hot tub, perfect for enjoying the summer months.

Located in the popular town of Lytham St Annes, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Lytham Train Station, the M55 and many local buses.

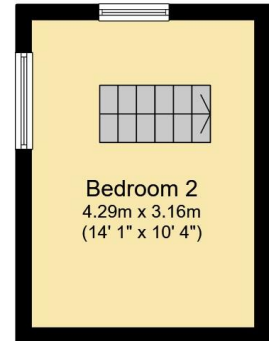
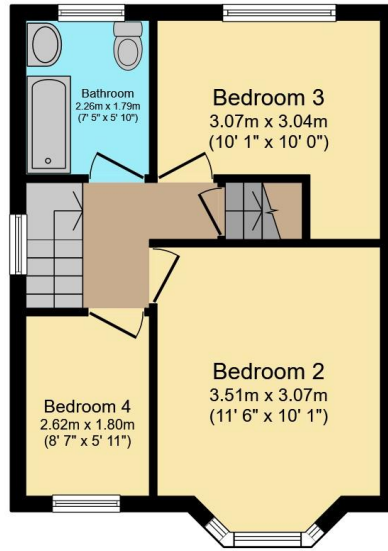
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 92.0 sq.m. (990 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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