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**CARLTON ROAD, LYTHAM ST. ANNES
FY8 1UT**

**OFFERS IN EXCESS OF
£225,000**

- A VERY UNIQUE CORNER PROPERTY WITH SHOP ATTACHED - CURRENTLY HAS SIX/SEVEN BEDROOMS
- IDEAL FOR CONVERTING TO A TOWN HOUSE STYLE HOME
- PLENTY OF OFF-ROAD PARKING - LAWNED GARDEN TO THE FRONT
- NO FORWARD CHAIN

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We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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17 Carlton Road - Entrance

Accessed via a uPVC front door, tiled flooring, glazed door leads to the entrance hall. There are stairs leading to the first & second floor with an under stairs cupboard housing the electric meter. Doors lead off to the lounge with a corridor and door leading to the kitchen.

Lounge

4.79m x 4.26m

A great sized room with a generous bay window to the front.

Kitchen

4.49m x 2.11m

Plenty of space for a range of base & wall units. Window and door leading to outside.

First Floor Landing

Stairs lead to the second floor, doors lead off to all first floor rooms.

Bedroom One

4.81m x 2.11m

A great sized double bedroom with dual aspect windows to the front & side, feature fireplace and wash hand basin.

Bedroom Two

3.68m x 3.64m

Another double bedroom with a window to the front.

Bedroom Three

4.25m x 3.68m

Another double bedroom with a window to the front.

Bathroom

2.99m x 2.25m

A two piece suite including bath & wash hand basin. There is plenty of storage in the built-in cupboards. This could be easily knocked through to the separate WC to make a much larger family bathroom.



Second Floor Landing

Doors lead off to all second floor rooms.

Bedroom Four

4.79m x 3.75m

A great sized double bedroom with dual aspect windows to the front & side.

Bedroom Five

3.66m x 3.66m

Another double bedroom with a window to the front, wash hand basin and a separate door to an unconverted room. This could easily be converted to a walk-in en-suite & dressing room as this is located above the bathroom.

99 St. Albans Road - Shop Entrance

5.89m x 4.91m

Set up as the front of house serving area, opening up to the next room.

Room One

3.64m x 2.71m

Currently set up as the food preparation area, opening up to the kitchen.

Room Two

2.77m x 2.02m

Currently set up as a kitchen, door leading to the WC.

External

To the front of the house is an enclosed lawned garden to the front with off-road parking. To the rear is a small paved yard, The shop boasts plenty of off-road parking on the large forecourt.

Additional Information

Freehold

Council Tax Band - C

No council tax payable for the shop, business rates payable when occupied



The property has two separate addresses;
House - 17 Carlton Road, FY8 1UT
Shop - 99 St. Albans Road, FY8 1UZ



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

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