



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. Made with Metropix © 2022



**BLACKPOOL ROAD, LYTHAM ST. ANNES  
FY8 4EH**

**ASKING PRICE £575,000**

- GORGEOUS SEMI DETACHED VICTORIAN PROPERTY - RETAINING MANY ORIGINAL FEATURES IN IN SUPERB LOCATION CLOSE TO ANSDALL VILLAGE CENTRE & JUST A SHORT WALK TO LYTHAM GREEN
- IDEAL FOR CONVERSION INTO A FAMILY HOME OR FOR AN INVESTOR LOOKING TO ADD TO A PORTFOLIO
- CURRENTLY SET UP AS A 3 BED GROUND FLOOR FLAT AND FOUR 1 BED APARTMENTS ON FIRST AND SECOND FLOORS
- SOUTH FACING REAR GARDEN - 4 GARAGES



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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**Ground Floor**  
Communal entrance, ground floor apartment with 3 double bedrooms (en-suite shower room to master), living room open plan to sun/dining room with access to the rear garden, additional bathroom and fully fitted kitchen.

**First Floor**  
Two one bedroom apartments, one full self contained with living room, kitchen, bedroom and en-suite, the other having a bedroom and living room, shower room, kitchen and separate WC.

**Second Floor**  
Two more apartments, one a studio with kitchen and bathroom, the other a large one bedroom apartment with a living room, kitchen and en-suite bathroom.

**Outside**  
Beautifully maintained front garden and South facing rear garden, driveway for several cars and a 4 Garages to the rear

**Communal Porch**  
5'6" x 5'1"

**Ground Floor Bedroom**  
14'11" x 14'7"

**Ground Floor Shower Room**  
6'11" x 4'0"

**Ground Floor Bedroom**  
14'0" x 14'0"

**Ground Floor Bedroom**  
14'0" x 14'2"

**Ground Floor Living Room**  
14'6" x 16'2"

**Ground Floor Dining Room / Sun Room**  
14'6" x 8'7"



**Ground Floor Bathroom**  
6'7" x 5'6"

**Ground Floor Kitchen**  
23'1" x 9'8"

**First Floor Living Room**  
14'6" x 14'0"

**First Floor Bedroom**  
13'10" x 12'4"

**First Floor Shower Room**  
6'11" x 4'5"

**First Floor Kitchen**  
8'2" x 7'1"

**First Floor WC**  
4'1" x 2'9"

**First Floor Living Room**  
15'8" x 15'5"

**First Floor Kitchen**  
9'3" x 6'9"

**First Floor Bedroom**  
17'1" x 15'3"

**First Floor Bathroom**  
7'1" x 6'0"

**Second Floor Living Room**  
14'11" x 14'4"

**Second Floor Kitchen**  
13'0" x 9'1"

**Second Floor Bathroom**  
9'6" x 4'1"

**Second Floor Kitchen**  
10'5" x 7'4"



**Second Floor Living Room**  
15'5" x 15'1"

**Second Floor Bedroom**  
17'1" x 15'3"

**Second Floor Bathroom**  
7'4" x 6'2"

**Other details**  
Tenure - Leasehold ( 876 years remaining on the lease )  
Tax Bands - A ( £1,389.00 per annum )  
Gas Central Heating to the ground floor. No heating to the first and second floors.



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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