



Total Area: 129.7 m² ... 1396 ft²
 All measurements are approximate and for display purposes only



SILVERDALE ROAD, LYTHAM ST. ANNES
 FY8 3RE

£395,000

- SPACIOUS DETACHED CHALET STYLE HOUSE IN SOUGHT AFTER LOCATION CLOSE TO ST ANNES SQUARE AND WITHIN EASY REACH OF LYTHAM AND ANSDELL TOWN CENTRES
- FAMILY BATHROOM - EXTENSIVE REAR GARDEN - DOUBLE DRIVEWAY
- LARGE LOUNGE / DINING ROOM - KITCHEN - TWO FIRST FLOOR BEDROOMS - BEDROOM THREE/STUDY
- SIDE PLOT WITH PLANNING PERMISSION FOR SINGLE STORY DWELLING - EPC RATING D

 3
  1
  1
  2
 
 



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
 T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



Entrance

Hardwood double doors with upper leaded double glazed panels lead into;

Entrance Hall

13'8 x 6'4

Staircase leads to first floor, corniced ceiling and dado rails. Under stairs storage cupboard, radiator, doors lead to the following rooms;

Lounge

21'6 x 12'5

Spacious reception room with UPVC double glazed window to front, UPVC double glazed double doors overlooking and giving access to the extensive rear garden, period fireplace with tiled backdrop and polished wood surround over mantle housing living flame gas fire, radiator, corniced ceiling and dado rails, side arch gives additional access to;

Dining Room

9'4 x 9'1

UPVC double glazed window with side opening lights overlooking the rear garden., radiator, corniced ceiling and dado rails.

Office / Craft Room / Utility

18'3 x 8'4

Originally the attached garage has been converted into a useful room with rear utility area plumbed for washing machine with laminate work surfaces, UPVC double glazed windows overlook the front and rear, external rear door. This room would be ideal for clients wishing to work from home with an office/study or alternative therapy use.

Bedroom Three / Study

11'6" x 8'11"

UPVC double glazed window overlooking the front garden, radiator, open bookshelves either side of the mock chimney breast with its period style cast iron fire surround and raised tiled hearth.



First Floor Landing

Approached via aforementioned staircase, dado rails, access to the boarded loft via folding ladder, linen store cupboard, doors lead to the following rooms;

Bedroom One

13'9 x 12'6

Double bedroom with UPVC double glazed window to front, extensive rang of fitted wardrobes, with knee hole dressing table and drawer unit, further cupboards into the rear roof void.

Bedroom Two

Double bedroom with UPVC double glazed window to front, extensive range of fitted wardrobes with knee hole dressing table and drawer units, further over-bed storage cupboards, good space into the rear roof void.

Bathroom

8'9" x 8'9" (I shaped room measurement into shower Four piece white suite comprising roll-top bath with center chrome mixer taps and hand held shower, step-in shower cubicle with overhead shower and folding outer doors, vanity wash hand basin with cupboards underneath and matching chrome mixer tap, illuminated wall mounted cabinet above, WC, wood laminate floor, paneled ceiling with two downlights, wall mounted chrome heated towel rail, two UPVC double glazed opaque windows to the rear.

Outside

To the front of the property the garden has been laid for ease of maintenance with paved double driveway, and matching pathways, shrub and flower borders, outside lights and water tap.

To the rear is an extensive family garden, which has been landscaped and laid for ease of maintenance with central astro turf and stone paved patio, and an



array of established shrubs, trees and plants. To the immediate rear there are further gardens, again astro turfed with block paved borders and aluminium framed greenhouse, three new redwood timber garden sheds. Dwarf walling and a variety of fruit trees.

Leading off the rear garden there is a further 54' x 32' plot of land with planning permission for a single dwelling.

Planning Permission Details

Planning permission for detached single storey outbuilding to provide additional living accommodation (March 2021).

Supplied to purchaser:

Architects drawings

Structural engineers design report

Other Details

Tax Band - D (£2,186.55 per annum)

Tenure - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Need an Independent Mortgage Quote?
The Mortgage Factory
 Independent Mortgage Specialists
 TEL: 01253 712 998
www.mortgagefactoryltd.com

