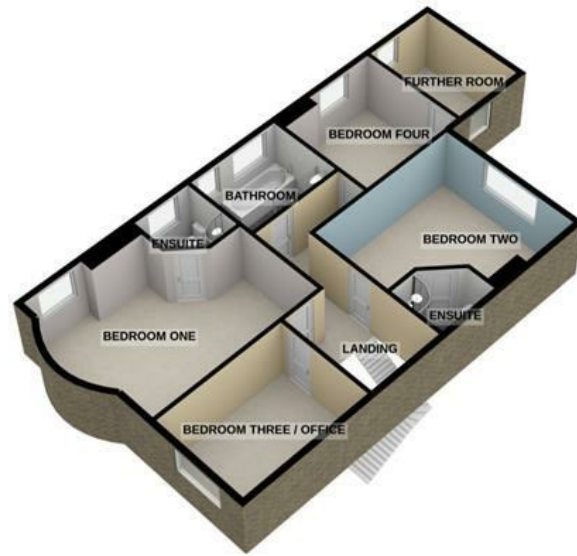


GROUND FLOOR
98.4 sq.m. (1059 sq.ft.) approx.



FIRST FLOOR
94.7 sq.m. (1020 sq.ft.) approx.



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 © 2023

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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BEACH ROAD, LYTHAM ST. ANNES FY8 2NR

£485,000

- GORGEOUS SEMI DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION - LOVELY VIEWS OVER ASHTON GARDENS
- JUST A SHORT STROLL TO ST ANNES SQUARE AND THE BEACH - GOOD LOCAL TRANSPORT LINKS
- LARGE LOUNGE - SECOND RECEPTION ROOM - FABULOUS DINING KITCHEN - DOWNSTAIRS WC - FOUR BEDROOMS (TWO WITH EN-SUITES) - FAMILY BATHROOM
- LARGE AND SUNNY REAR GARDEN - SINGLE GARAGE - OFF ROAD PARKING FOR TWO CARS - EPC RATING: D





Entrance
Solid wooden entrance door with decorative leaded glass insert leads into:

Porch
Wooden paneling, solid wood door with opaque glass inserts leads into;

Entrance Hall
Bright and spacious entrance hall with original leaded window to front with secondary UPVC double glazing, engineered oak flooring, picture rail, coving, radiator, under stairs storage cupboard with light, recessed spot lights, stairs lead to the first floor, doors lead to the following rooms;

Lounge
20'5 x 14'11 at the widest point
Large UPVC double glazed bay window to the front with leaded top lights allowing plentiful light, grey wood effect laminate flooring, contemporary radiator, two UPVC double glazed windows to the side, television point, fireplace housing living flame gas fire with marble back drop and hearth, coving, decorative feature arch.

Downstairs WC
2'10 x 5'10
Tiled floor, wall mounted chrome heated towel rail, two piece white suite comprising of WC, vanity wash basin, recessed spot lights.

Second Reception Room
10'7 x 12'7
UPVC double glazed leaded window to the side, radiator, television point, contemporary brushed chrome living flame gas fire, original Victorian bellows system.

Dining Room
11'7 x 15'7
UPVC double glazed French doors with integrated blinds, doors lead to the rear garden, engineered oak flooring, radiator, shelving, fire place housing electric fire with marble surround back drop and hearth, ceiling rose, archway leads to;

Kitchen
19'11 x 10'4
UPVC double glazed side door with opaque leaded glass insert, UPVC double glazed French doors with integrated blinds leading to the rear garden, UPVC double glazed window to side, tiled flooring, comprehensive range of high gloss contemporary wall and base units with under unit lighting, Quartz work tops, pull out larder, integrated appliances include; integrated freezer and fridge, integrated dishwasher, five ring gas hob with overhead illuminated extractor fan, double oven and grill, integrated



microwave, integrated washing machine and space for tumble dryer, stainless steel one and half bowl sink and drainer with contemporary mixer tap, island, tiled to slash back, recessed spot lights.

First Floor Landing
Staircase leads to first floor landing, there is loft access with a pull down ladder which leads to a large loft that has been fully boarded with light. Doors lead to the following rooms;

Bedroom Two
15'6 x 10'6
UPVC double glazed window to rear, radiator, television point, recessed spot lights, door leads to;

En-Suite
5'8 x 5'4
Black gloss tiled flooring, fully tiled walls, wall mounted heated towel rail, three piece white suite comprising of WC, vanity wash hand basin, shower cubicle with waterfall shower and further hand held shower attachment, illuminated wall mounted mirror, extractor fan, recessed spot lights.

Bedroom Four
9'11 x 10'6
UPVC double glazed window to side, wood effect laminate flooring, radiator, original cast iron fire place, picture rail and shelving, door leads to;

Further Room
7' x 10'7
Two UPVC double glazed windows to either side, wood effect laminate flooring, radiator, television point.

Bathroom
7'7 x 9'7
Two opaque UPVC double glazed windows to the side, fully tiled walls, grey tiled flooring, illuminated wall mounted mirror, traditional heated towel rail radiator, three piece white suite comprising of WC, vanity wash hand basin with drawers underneath, roll top bath with hand held shower attachment, shower cubical with waterfall shower and separate hand held shower attachment, extractor fan, recessed spot lights.

Bedroom One
20'6 x 12'5
Large UPVC double glazed bay window with leaded top lights overlooking Ashton Gardens, UPVC double glazed window to side, wood effect laminate flooring, radiator, picture rail, television point, recessed spot lights, doors lead to;

En-Suite
5'4 x 5'10
UPVC double glazed opaque leaded window to side, black tiled



flooring, fully tiled walls, three piece white suite comprising of vanity wash hand basin, WC, shower cubicle with overhead waterfall shower, wall mounted chrome heated towel rail, extractor fan, recessed spotlights.

Bedroom Three/Office
14'3'4 x 9'1
UPVC double glazed window to front, radiator, television point, recessed spot lights.

Outside
The front garden has a block paved driveway with space for two cars, laid to lawn, shrub and planted borders.

The large and sunny rear garden has a westerly aspect and boasts a good size lawn with a selection of trees. planting borders and paving. There is also a water feature and pergola with remote controlled outside decorative lighting perfect for entertaining. Secure side access gate. The single brick built garage has an up and over door, power and lighting, UPVC double glazed access door.

Other Details
Tenure - Leasehold - 898 years remaining
EPC rated - TBC
Council tax band E - £2,672.45
CAT 5 in the office room and bedroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	74
(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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