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**ST. ANNES ROAD EAST, LYTHAM ST. ANNES  
FY8 3NF**

**ASKING PRICE £495,000**

- BRIGHT AND SPACIOUS FIVE BED SEMI DETACHED FAMILY HOME IN HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS - SPACIOUS DINING KITCHEN - FIVE DOUBLE BEDROOMS - BATHROOM - TWO EN-SUITES - LARGE FRONT AND REAR GARDENS
- WITHIN CLOSE PROXIMITY TO ST ANNES SQUARE, SEA FRONT, LOCAL SHOPS, TRANSPORT LINKS AND MOTORWAY ACCESS
- ON STREET PARKING ONLY - EPC RATING: D

 5
  3
  2
  0
  0
 

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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**Entrance**  
Entrance gained via composite entrance door with decorative glass inserts which leads into the entrance hall.

**Entrance Hall**  
UPVC double glazed windows to the side with decorative glass inserts, two contemporary wall mounted radiators, door leading to the basement which provides an abundance of storage space, skirting boards, picture rail, coving.

Stairs leading to the upper floors.

**Principial Reception Room One**  
17'3 in to the bay x 14'5  
Large UPVC double glazed bay window with decorative glass inserts allowing plenty of light, two contemporary wall mounted radiators, television point, skirting boards, coving, carpets, curtains.

**Reception Room Two**  
16' at widest point x 16'  
UPVC double glazed windows with decorative glass inserts to side, contemporary wall mounted radiator, television point, picture rail, shelving to alcove, skirting boards, carpets, coving.

**Dining Kitchen**  
14'9 x 14'11 at widest point  
UPVC double glazed windows with decorative glass inserts to the side, contemporary wall mounted radiator, range of base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, space for free standing oven, overhead illuminated extractor fan, spaces for fridge and freezer, contemporary wall mounted towel rail, tiled to splash backs, lino flooring, space for table and chairs.

Door leading in to;

**Utility Room**  
7'1 x 6'7  
Space for washing machine and dryer.

Door leading to separate WC.

**Separate WC**  
6'10 x 5'11  
Two piece white suite comprising of WC and vanity wash hand basin with mixer tap, lino flooring, skirting boards.

There is also a cupboard housing hot water cylinder and water pump.

**Spacious First Floor Landing**  
Two contemporary wall mounted radiators, skirting boards, carpets, stairs leading up to the second floor and doors to the following rooms;



**Bedroom Three**  
13' at widest point x 12'5  
UPVC double glazed windows with decorative glass inserts to the side, contemporary wall mounted radiator, skirting boards, carpets, curtains.

**First Floor Bathroom**  
9'5 x 5'5  
UPVC opaque double glazed windows with decorative glass inserts to the side, white two piece suite comprising of pedestal wash hand basin and bath with shower attachment, tiled to splash backs, wall mounted towel rail, wooden flooring, skirting boards.

**Separate WC**  
6'6 x 3'4  
UPVC double glazed opaque window with to the side, white WC, lino flooring, skirting boards.

**Bedroom Two**  
16'2 in to the bay x 13'6 at widest point  
UPVC double glazed windows to the side, contemporary wall mounted radiator, inbuilt wardrobe, skirting boards, picture rail, coving.

Door leading in to;

**En-suite**  
8'11 x 6'11  
UPVC opaque double glazed windows with decorative glass inserts to the front, white three piece suite comprising: pedestal wash hand basin, WC and bath with shower attachment, contemporary wall mounted radiator, overhead mains powered shower in single cubicle, extractor fan.

There is also a kitchen area between bedrooms one and two which has a stainless steel sink and drainer with a mixer tap, laminate work surface, space for under counter fridge/freezer, lino flooring, wall mounted towel rail, two cupboards providing storage.

**Bedroom One**  
17'1 into the bay x 14'3  
Large UPVC double glazed bay window with decorative glass inserts, exposed brick fire place, contemporary wall mounted radiator, television point, skirting boards, carpets, curtains.

**Spacious Second Floor Landing**  
Velux window allowing plentiful light, carpets, skirting boards, picture rail, doors leading to the following rooms;



**Bedroom Four**  
13'3 x 11'7 at widest point  
UPVC double glazed windows to the side, contemporary wall mounted radiator, wooden flooring, stainless steel sink with mixer tap and laminate work surfaces, range of base units, curtains.

**Bedroom Five**  
13'1 x 10'9 at widest point  
UPVC double glazed windows with decorative glass inserts to the side, contemporary wall mounted radiator, skirting boards, wooden flooring

Door leading in to;

**En-suite Bathroom**  
7'8 x 4'7  
Three piece white suite comprising: pedestal wash hand basin with mixer tap, WC and bath, contemporary wall mounted radiator, tiled to splash backs, wooden flooring

Storage cupboard providing plentiful storage space.

**Outside**  
To the front there is a section laid to lawn with a shrub border and there is a block paved area which has the potential for ample off road parking purposes. There is also an established tree at the front. To the rear is a spacious north west facing garden partly laid with artificial grass and partly laid with paving.

**Other details**  
Council Tax Band - E ( £2,547.00 )  
Tenure - Leasehold - Ground rent charge: TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	64	
(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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