



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



**HOLMEFIELD ROAD, LYTHAM ST. ANNES  
FY8 1YF**

**£182,500**

- \*\*\*\* NO CHAIN INVOLVED \*\*\*\* SPACIOUS AND WELL PRESENTED 3 BEDROOM FAMILY HOME SET OVER THREE FLOORS
- 3 BEDROOMS - 2 RECEPTION ROOMS - KITCHEN - BATHROOM - OFF ROAD PARKING - SPACIOUS PRIVATE REAR YARD
- CONVENIENTLY LOCATED FOR ST ANNES TOWN CENTRE, SEA FRONT, LOCAL SHOPS AND TRANSPORT LINKS
- EPC RATING: D

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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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### Entrance

Entrance gained via a composite door with opaque glass inserts.

### Porch

Carpet, picture rail.

Door leading into;

### Hallway

Radiator, vinyl flooring, skirting boards, coving.

Stairs leading to the upper floors and doors leading to the following rooms;

### Reception Room One

11'3 x 10'3 at widest point  
UPVC double glazed windows to the front, radiator, television point, carpets, skirting boards, coving.

### Reception Room Two

15'3 x 10'9 at widest point  
UPVC double glazed patio doors to the rear providing access to the rear yard, radiator, exposed brick fire place housing open fire, television and telephone points, carpets, skirting points.

Door leading into;

### Kitchen

14'1 x 7'6 at widest point  
UPVC double glazed windows to the rear, good range of wall and base units with marble work surfaces, 'Neff' induction hob with extractor fan, integrated electric oven, stainless steel sink and drainer with mixer tap, spaces for fridge freezer and washing machine, tiled to splash backs, radiator, wooden flooring.

Door leading to under stair storage which houses the fusebox.



### First Floor Landing

Carpets, stairs leading to the second floor and doors leading to the following rooms;

### Bathroom

10'5 at widest point x 7'8  
UPVC double glazed windows to the rear, three piece white suite comprising: bath with over head mains powered shower, WC and pedestal wash hand basin, three inbuilt cupboards providing storage and one inbuilt cupboard housing the boiler.

### Bedroom Three

15'4 x 6'11 at widest point  
UPVC double glazed opaque windows to the rear, inbuilt wardrobes, radiator, skirting boards, carpets.

### Bedroom Two

12'9 x 11'3  
UPVC double glazed windows to the front, inbuilt wardrobes, radiator, skirting boards, carpets.

### Bedroom One

12'12 x 12'8  
Velux window, radiator, carpet.

### Outside

The front of the property is laid for off road parking and to the rear there is a spacious private yard.

### Other details

Council Tax Band B - ( £1,621.00 per annum ).  
Tenure - The seller is in the process of buying out the Freehold through their solicitor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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