



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

£185,000

- NO CHAIN INVOLVED - FABULOUS AND DECEPTIVELY SPACIOUS MID TERRACED PERIOD PROPERTY - IN HIGHLY CONVENIENT LOCATION FOR LOCAL SHOPS AND SCHOOLS
- CONTEMPORARY KITCHEN - STUNNING 4 PIECE BATHROOM
- THREE BEDROOMS - TWO RECEPTION ROOMS
- SOUTH WESTERLY FACING REAR GARDEN - EPC RATING: D

 3
  1
  2
  1
 


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

Solid timber entrance door with window above leading into;

Hallway

Wood effect laminate flooring, radiator, coving, staircase leading to first floor landing, doors leading to the following rooms;

Lounge

13'4 x 11'

Large UPVC double glazed window to front, recessed coal effect electric fire, double radiator, television and telephone points, coving.

Dining Room

13'10 x 11'2

UPVC double glazed window to rear, double radiator, recessed feature fireplace, built in cupboards and shelving, coving, door to under stairs storage cupboard housing consumer unit and electric meter, door leading into;

Kitchen

9'9 x 7'4

UPVC double glazed window to rear, range of contemporary fitted wall and base units with laminate work surfaces, tiled to splash backs, integrated electric oven, four ring halogen hob with overhead illuminated extractor, plumbed for washing machine and dishwasher, space for low level fridge, wall mounted Worcester combination boiler, coving, UPVC double glazed door leading out to the rear garden.

First Floor Landing

Aforementioned staircase leading to first floor landing, staircase (with under stairs storage cupboard) leading to the second floor, doors leading to all first floor rooms;



Bathroom

9'10 x 7'6

UPVC double glazed opaque window to rear, three piece contemporary white suite comprising; bath with overhead mains powered shower and glass shower screen, pedestal wash hand basin, WC, tile effect vinyl flooring, part tiled walls, extractor fan, coving.

Bedroom One

14'6 x 13'5

Large master bedroom with UPVC double glazed window to front, radiator, coving.

Bedroom Three

13'10 x 8'5

UPVC double glazed window to rear, radiator, telephone point, coving.

Second Floor

Aforementioned staircase leading to second floor, door leading into;

Bedroom Two

14'11 x 10'10

Velux double glazed windows to front and rear allowing plentiful light, radiator, telephone point.

Outside

Paved driveway to the front of the property providing one off road parking space. Sunny South Westerly facing rear courtyard garden which is paved for ease of maintenance with outside water point and double opening gates providing access to rear service road.

Other Details

Tenure - Leasehold - years remaining 850 years

Ground rent £5 per annum

Tax Band - B (£1,700.65 per annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	67
(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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