



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



## ST. ANDREWS ROAD SOUTH, LYTHAM ST. ANNES ASKING PRICE £260,000 FY8 1YA

- CENTRALLY LOCATED TERRACED PROPERTY CONVERTED INTO FOUR WELL PRESENTED ONE BEDROOM FLATS
- THE GROUND FLOOR FLAT BOASTS A CONSERVATORY, SUNNY COURT YARD GARDEN AND BRICK BUILT OUT HOUSE - ALL FLATS HAVE THEIR OWN EN-SUITE SHOWER ROOMS
- SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION - CLOSE TO ST ANNES SQUARE, LOCAL SHOPS AND TRANSPORT LINKS
- EPC RATINGS GROUND FLOOR FLAT C - FLAT THREE C - FLAT FOUR C - FLAT FIVE E

 4
  4
  4
 





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

Original solid wood entrance door with glass insert above, leads into:

#### Porch

Original decorative tiled floor, original skirting, dado rail and coving, opaque glazed door and inserts, leads into:

#### Entrance hall

Original coving, ornate molding coving, radiator, stairs lead to first floor.

#### Lounge ground floor flat

13'09 x 17'04

Fire door leads into the lounge, UPVC double glazing bay window to the front allowing plentiful light, original skirting, original picture rails, original coving, decorative molded ceiling, double radiator, marble effect fire place and hearth incorporating living flame gas fire, television point, door with frosted glass inserts leads into:

#### Hallway ground floor flat

Original picture rails, original coving, original skirting, radiator, wood effect vinyl flooring, further access door to the entrance hall, storage cupboard, door with frosted glass inserts leads into:

#### Dining room ground floor flat

14'0 x 12'11

UPVC double glazed window to the side, opaque wooden window to the rear, original skirting, wood effect vinyl flooring, television point, telephone point, radiator, wooden fireplace with electric fire, two doors, one leads into the kitchen and one leads into the bedroom.

#### Kitchen

12'11 x 8'10

Aforementioned door with frosted inserts leads to the kitchen, UPVC double glazed windows to the rear and the side, aforementioned opaque window, wood effect vinyl flooring, double radiator, range of wall and base units, one and a half stainless steel sink, laminate work surfaces, integrated appliances include: four ring gas hob, overhead extractor fan, double oven with grill (this has both gas and electric) fridge and freezer, dishwasher, space for washing machine, tiled to splash backs, UPVC double glazed door leads into:

#### Conservatory

11'5 x 9'5

UPVC double glazed dwarf brick wall conservatory with corrugated roof, wood effect laminate flooring, television point, French doors lead out to rear court yard.

#### Bedroom ground floor flat

9'5 x 12'9

Aforementioned door off dining room leads into the bedroom, UPVC double glazed window to rear, original skirting, original picture rails, original coving, double radiator, built in wardrobe, door leads into:

#### En-suite ground floor flat

8'4 x 3'11

Vinyl flooring, original picture rail, three piece white suite comprising of pedestal wash hand basin, WC, shower cubical with mains plumbed shower, wall mounted chrome heated towel rail, part tiled splash backs and part PVC wall cladding, PVC cladded ceiling, extractor fan.



#### Staircase and landing

Aforementioned stair case leading to first and second floor, original balustrades, original skirting, original coving, three double radiators, two sky lights, doors lead off to the following rooms:

#### Flat Four, Bedroom

9'07 x 8'02 shortest point

UPVC double glazed window to the side, original skirting, double radiator, built in cupboards and shelving, door leads to:

#### En-suite

5'03 x 3.10

Vinyl flooring, PVC wall cladding, three piece white suite comprising of, WC, vanity wash hand basin, shower cubicle with electric shower, extractor fan.

#### Flat Four, Lounge and Kitchen

13'08 x 11'09

Wooden door with opaque glass inserts leads up into the lounge/kitchen, UPVC double glazed window to the rear, original skirting, original coving, television point, tiled hearth, plug in electric fire, double radiator, extractor fan, stainless steel sink, laminate work surfaces, space for oven and fridge/freezer, small selection of base and wall units, intercom, further door leads back into the stairwell.

#### Storage room/Bedroom

13'0 x 9'0

Two UPVC opaque double glazed windows to the rear, original skirting, original build in cupboards.

#### Studio flat hallway

Entrance door with two opaque window inserts above, original skirting, original picture rail, original coving, doors lead into studio flat and kitchen:

#### Studio flat

12 x 17'04

UPVC double glazed bay window to the front allowing plentiful light, original skirting, original picture rail, original coving, double radiator, wooden fire place with hearth and electric fire, door leads to:

#### Studio en-suite

4'09 x 4'02

Vinyl flooring, PVC wall cladding and ceiling, three piece white suite comprising of WC, vanity wash hand basin, shower cubicle with electric shower, extractor fan. Aforementioned door off hallway leads to kitchen:

#### Studio flat Kitchen

7'08 x 6'07

UPVC double glazed window to the front, vinyl floor, space for oven and small fridge freezer, stainless steel sink, wall mounted water heater, laminate work surfaces, small range wall and floor base units, original coving, some original skirting and picture rails.

#### Flat five entrance

Aforementioned stairs lead to flat five, opaque window inserts to the side and above, vinyl flooring, original skirting, intercom, door leads to:

#### Flat five bedroom

11'08 x 13'08 widest point

UPVC double glazed window to the rear, original skirting, double radiator, door leads to:



#### Flat five en-suite

3'06 x 7'03

Vinyl flooring, PVC wall and ceiling cladding, original skirting, three piece suit comprising of white WC and pedestal wash hand basin, green plastic shower cubicle with electric shower, extractor fan.

#### Flat five, Lounge/Kitchen

14'06 x 19'4 to chimney breast

UPVC double glazed window to front, two sky lights either side, original skirting, television point, vinyl flooring in kitchen, small selection of base units, stainless steel sink, tiled to splash back, space for a small fridge freezer, space for oven.

#### Outside

Tiled steps lead into the south west facing rear court yard garden, laid to artificial lawn, selection of shrub and planting borders, brick built outhouse.

The front is fully paved with a selection of pot plants.

#### Other details

Tenure: Freehold

Council tax band: A £1,457.70 ( this is for each flat ).

The owner has planning permission for the change of use back to a single dwelling.



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