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**BROMLEY ROAD, LYTHAM ST. ANNES  
FY8 1PQ**

**£385,000**

- STUNNING FOUR BEDROOM SEMI DETACHED FAMILY HOME RETAINING MANY ORIGINAL FEATURES - OFFERED WITH NO FORWARD CHAIN
- LOUNGE - SECOND RECEPTION ROOM - OPEN PLAN DINING KITCHEN UTILITY - DOWNSTAIRS WC - FAMILY BATHROOM - EN-SUITE TO PRINCIPLE BEDROOM
- CONVENIENTLY LOCATED IN A LOVELY RESIDENTIAL AREA WITHIN A SHORT DISTANCE OF THE SEA FRONT, TRANSPORT LINKS, TOWN CENTRE AND LOCAL AMENITIES
- LARGE, LANDSCAPED REAR GARDEN - DRIVEWAY AND GARAGE - ENERGY RATING - E

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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

UPVC entrance door leads into;

#### Porch

UPVC double glazed porch with windows either side and glass insert, laminate flooring, solid oak door leads into;

#### Entrance Hall

Large, spacious entrance hall with UPVC double glazed leaded windows to front, radiator, telephone point, original shelving rail, original skirting boards, stairs lead to the first floor and doors lead to the following rooms;

#### Lounge

15'1 x 12'4

UPVC double glazed bay window to front with archway over, feature fireplace housing log burner, original shelving rail and decorative cornice, ceiling rose, original skirting boards, television point, radiator.

#### Under Stairs Storage Cupboard

UPVC double glazed opaque window to side and light.

#### Open Plan 2nd Reception Room / Dining Kitchen

24'9 x 15'10

Fabulous open plan space with UPVC double glazed French doors opening out onto rear garden allowing plentiful light, fireplace housing log burner, original shelving rail and decorative cornice, ceiling rose, original skirting boards, television point, radiator. The kitchen boasts an excellent range of base units with solid oak work surfaces, integrated dishwasher, Belfast sink with mixer tap and worktop drainers either side, Range Master oven/hob, fridge/freezer, island with matching solid oak work surface, and three bulb light fitting over, solid wood flooring, tiled to splash backs, three UPVC double glazed windows to side, recessed LED spotlights.

#### Utility Room

8'11 x 7'9

UPVC double glazed window and door to side, range of wall and base units with solid oak work surfaces, washing machine and tumble dryer, stainless steel sink, solid wood flooring, tiled to splash backs.



#### Downstairs WC

7'11 x 2'11

UPVC double glazed opaque window to side, two piece white suite comprising of pedestal wash hand basin and WC, tongue and groove wooden cladding to bottom half of walls, solid wooden floor, traditional chrome and white towel rail radiator.

#### First Floor Landing

UPVC double glazed opaque window to half landing, further UPVC double glazed opaque window to rear, radiator, loft access, doors lead to the following rooms;

#### Bedroom Two

11'11 x 11'

UPVC double glazed bay window to front, built in cupboard, radiator, ceiling rose.

#### Bedroom One

15' x 12'5

UPVC double glazed bay window to front with archway over, radiator, ceiling rose, television point, two double fitted wardrobes, door leads into;

#### En-Suite

8'10 x 2'11

Three piece white suite comprising of wash hand basin, WC and shower cubicle, automatic recessed LED spotlights, tiled to splash backs, extractor, laminate flooring, wall mounted chrome heated towel rail.

#### Family Bathroom

9' x 8'6

UPVC double glazed opaque window to side, four piece white suite comprising of pedestal wash hand basin, roll top bath, WC and walk in double shower cubicle with glass screen and waterfall shower head, laminate flooring, tongue and groove wooden cladding to bottom half of walls, traditional chrome and white towel rail radiator, two wall lights either side of wall mounted mirror, ceiling rose.



#### Bedroom Three

12'5 x 9'7

UPVC double glazed window to rear, radiator, ceiling rose, built in wardrobe, television point.

#### Bedroom Four

8'6 x 6'9

UPVC double glazed window to rear, ceiling rose, radiator.

#### Outside

The large rear garden is landscaped with shrub and flower borders. There is a patio area with brick built fire pit, good size lawn and decking area with plentiful space for table and chairs plus an area with decorative garden features. There is an outside water tap and the garden is secured by a side gate. There is an outhouse perfect for storage accessed via a UPVC door.

The front garden is low maintenance and laid to gravel with shrub and flower borders and there is a driveway providing off road parking for two cars.

#### Garage

There is a single brick built garage with up and over door, pitched roof and power and light.

#### Other Details

Council Tax Band - D (£2,186.55.00 per annum )

Tenure - Leasehold 998 Year lease from 1874

Ground Rent: (£12.63 per annum)

\*\*\*CONSIDERABLE IMPROVEMENTS HAVE BEEN MADE SINCE THE EPC WAS CARRIED OUT\*\*\*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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