



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



**BLACKPOOL ROAD, LYTHAM ST. ANNES
FY8 4EH**

**OFFERS IN THE REGION
OF £475,000**

- IMPOSING VICTORIAN SEMI DETACHED PROPERTY WITH MANY ORIGINAL FEATURES
- CLOSE TO ANSDALL AND LYTHAM TOWN CENTRES - LARGE CORNER PLOT - DOUBLE GARAGE
- CURRENTLY FOUR INDIVIDUAL APARTMENTS BUT COULD BE A SPACIOUS FIVE BEDROOM FAMILY HOME
- OFFERING HUGE POTENTIAL THROUGHOUT - THE PROPERTY IS REGISTERED AS RESIDENTIAL, COMMERCIAL USAGE WOULD NEED TO BE OBTAINED THROUGH FYLDE BOROUGH COUNCIL

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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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Ground Floor Entrance

The impressive Entrance Hall is extremely spacious and has many original features including a beautiful stained glass leaded door with decorative panels around. This is the communal hallway for all residents.

Ground Floor Apartment

The ground floor apartment currently consists of a large living room with feature bay window, feature fireplace and small French doors leading out on to the side garden. There are two double bedrooms, both of which have bay windows, fitted wardrobe units and en-suite bathrooms. There is a study, which is currently being used as storage, as well as inner hallway that gives access to under-stairs storage. The kitchen houses matching wall and base units across three walls and gives access through to the dining room. The dining room is of a generous size with patio doors leading out on to a small paved courtyard. An integral garage sits at the rear of the property which is of a large size with W.C. The ground floor apartment is accessed via a main porch and hallway, and all rooms can be locked if necessary.

First Floor Front Apartment

The first floor front apartment offers similar size rooms to the ground floor, but is one bedroom. The living room has a large feature bay window as well as fireplace. The master bedroom sits behind with large window, free-standing bath and en-suite W.C. The kitchen has matching wall and base units across one wall and the apartment has its own entrance. There is access to an additional WC and wash hand basin from the kitchen.

First Floor Rear Apartment

The rear apartment is also one bedroom, with slightly smaller rooms. The living space has a feature fire and generous window for natural daylight, a double bedroom sits behind and separate shower room. The kitchen houses matching wall and base units across two walls and has a generous storage cupboard on the hallway.

Second Floor Front Apartment

The second floor apartment consists of one bedroom with generous living room to the front as well as kitchen. There is a separate shower room also.

Second Floor Loft Storage

The rear of the second floor is currently NOT converted and being used as storage space. The first room is board with light and power, but the second room is not. We believe this could easily be converted to provide a second bedroom en-suite or a studio apartment if desired (subject to planning).

Outside

The property is on a large corner plot offering plentiful outside space. The sunny side garden offer two apple trees, a cherry tree and there is ample room for a vegetable patch. There is a walled patio containing a plum tree.

There is an integral brick built double garage with up and over door, power (including 50AMP Supply), light and a useful toilet and wash hand basin.

ROOM DIMENSIONS



ENTRANCE PORCH

5'11 x 5'11
Communal entrance

ENTRANCE HALLWAY

2'12 x 6'2
Impressive hallway for all residents

GROUND FLOOR LIVING ROOM

19'7 x 17'1
Feature bay window and accessed via communal hallway

GROUND FLOOR KITCHEN

14'11 x 12'5

GROUND FLOOR DINING ROOM

16'1 x 8'9
Dining Room with patio doors and access to the private courtyard.

GARAGE

21'12 x 13'4
Large double garage with power and light, WC

GROUND FLOOR STUDY

9'9 x 4'11
Study which is currently used as storage

PRINCIPLE BEDROOM

17'4 x 15'
Ground floor bedroom with fitted wardrobes and shower cubicle

PRINCIPLE EN SUITE

4'4 x 3'1
Ground floor en suite, WC and wash hand basin

BEDROOM 2

14'11 x 12'5
Ground floor bedroom - this could easily be used as a second reception room

EN-SUITE

7'9 x 4'10
Ground floor bedroom 2 en-suite

FLAT 2 LIVING ROOM

20'2 x 17'6
First floor at the front of the property with feature bay window and fireplace

FLAT 2 KITCHEN

12'9 x 7'10 at widest point
First floor at the front of the property. There is also a WC and wash hand basin measuring 6'2 x 3'1

FLAT 2 BEDROOM

14'12 x 14'4
First Floor at the front of the property with bay window and bath in the bedroom

FLAT 2 EN SUITE

4'11 x 4'2
First floor en suite with shower, WC and basin



FLAT 3 LIVING ROOM

13'4 x 11'1
First floor flat at the rear of the property

FLAT 3 KITCHEN

9'10 x 6'4

FLAT 3 BEDROOM

13'4 x 7'11

FLAT 3 BATHROOM

First floor to the rear of the property, WC and wash hand basin

FLAT 1 LIVING ROOM

16'5 x 15'7
Second floor flat at the front of the property.

FLAT 1 KITCHEN

12'1 x 6'5

FLAT 1 BEDROOM

15'3 x 13'9

FLAT 1 SHOWER ROOM

8'6 x 2'7
Shower cubicle, WC and hand basin

LOFT SPACE ROOM 1

12'4 x 8'
Second floor loft space with the potential to become a studio flat currently being used for storage

LOFT SPACE ROOM 2

12'5 x 8'2
Second floor loft space which has the potential to become a studio flat - NOT BOARDED.

Second floor loft spaces Room 1 & 2 have the potential to provide a second en-suite bedroom.

Other details

Tenure: Leasehold
Ground rent: £6.22 per annum. Purchase of the Leasehold possible at approx £2,000.
Council Tax Band: F (£3,127.00)
Energy Rating Ground Floor - D
Energy Rating Flat One - C
Energy Rating Flat Two - C
Energy Rating Flat Three - D



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			
England & Wales		EU Directive 2002/91/EC	

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