



**HEELEY ROAD, LYTHAM ST. ANNES
FY8 2HS**

ASKING PRICE £280,000

- BEAUTIFULLY PRESENTED SPACIOUS THREE BEDROOM SEMI DETACHED HOME - POPULAR RESIDENTIAL LOCATION
- LOUNGE - LARGE SECOND RECEPTION ROOM - CONTEMPORARY KITCHEN
- CONVERTED LOFT ROOM - STUNNING FAMILY BATHROOM
- GOOD SIZE REAR GARDEN - GARAGE - DRIVEWAY FOR SEVERAL CARS



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

Open porch with composite entrance door with opaque double glazed windows to both sides and above leads into hallway;

Hallway

Oak effect laminate flooring, double radiator, staircase with under stairs storage cupboard leads to first floor landing, skirting boards and coving, doors lead to the following rooms;

Second Reception Room / Dining Room

21'10 x 12'5

Spacious reception room with UPVC double glazed bay window to side and UPVC double glazed French doors leading to rear garden, wood effect laminate flooring, stone feature fireplace with stone back drop and hearth housing living flame gas fire, television and telephone points, radiator, skirting boards and coving, double doors lead into;

Lounge

18'6 x 14'9 (into bay)

UPVC double glazed bay window to front, wall mounted electric fire, television point, double radiator, skirting boards and coving.

Kitchen

13'5 x 9'3

UPVC double glazed windows to rear and side, UPVC door to side, contemporary kitchen with good range of high gloss wall and base units with laminate work surfaces, integrated appliances include; double oven / grill, 4 ring induction hob with overhead illuminated extractor, dishwasher, fridge/freezer, one and a half bowl sink and drainer with flexible spray mixer tap, plumbed for washing machine, pull out larder, vinyl flooring, wall mounted contemporary radiator.

First Floor Landing

Aforementioned staircase leads to first floor landing,



UPVC double glazed opaque window to side, skirting boards, picture rail and coving, doors lead to all first floor rooms.

Family Bathroom

9' x 8'7

Gorgeous bathroom with two UPVC double glazed opaque windows to side, four piece white suite comprising of; walk in shower with waterfall shower head and further attachment, bath, vanity wash hand basin and WC, cleverly designed alcove for towel storage, fully tiled walls, fully tiled floor, wall mounted contemporary heated towel rail, recessed spotlights, extractor fan, wall mounted illuminated mirror.

Bedroom Two

12'7 x 12'3 (at widest point)

UPVC double glazed window to rear, television point, radiator, skirting boards.

Bedroom One

15'1 x 12'5 (into alcove)

UPVC double glazed window to front elevation, wood effect laminate flooring, television point, radiator, skirting boards and coving.

Bedroom Three

9'2 x 8'3

UPVC double glazed window to front elevation, television point, radiator, skirting boards.

Converted Loft Room

18'11 (into eaves) x 15'11 (at widest point) Staircase next to bedroom two provides access to converted loft room, Velux window to front elevation, wood effect laminate flooring, power and light, storage cupboards under eaves at both sides and further storage area.

Outside

Large forecourt to the front of property providing off



road parking for several cars and access to garage. Large rear garden with plant, tree and shrub borders, Indian stone patio perfect for table and chairs, large lawned area, driveway providing access to single brick built garage with pitched roof and power and light, secure side gate.

Other Details

Tenure - to be confirmed
Tax Band - D (£2,186.55 per annum)
Energy Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75

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