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**ST. LEONARDS ROAD EAST, LYTHAM ST. ANNES ASKING PRICE £205,000**  
**FY8 2HF**

- WELL PRESENTED 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON A LARGE CORNER PLOT
- PERFECTLY LOCATED FOR LOCAL SCHOOLS AND PARKS, TRANSPORT LINKS, ST ANNES TOWN CENTRE AND ST ANNES SEA FRONT
- 3 BEDROOMS - TWO RECEPTION ROOMS - MODERN DINING KITCHEN - CONTEMPORARY BATHROOM - DOWNSTAIRS WC
- FRONT AND REAR GARDENS - OFF ROAD PARKING - EPC RATING: C

 3
  1
  2
  3
  0
 



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

Entrance gained via UPVC door leading into;

### Hallway

Small under stair cupboard housing the fuse box and meters, stairs leading up to the first floor landing, doors to the following rooms;

### Reception Room One

12'1 at widest point x 11'9 into the bay  
UPVC double glazed bay windows to the front, radiator, television and telephone points, wooden flooring, skirting boards, coving.

### Reception Room Two

11'4 at widest point x 10'8  
UPVC double glazed window to the rear, radiator, cast iron fireplace wooden surround with marble backdrop and hearth, television point, laminate flooring, skirting boards, coving.

### Dining Kitchen

20'0 x 7'5  
UPVC double glazed leaded windows to the side and rear, UPVC double glazed door to the side, small radiator, vertical radiator, cupboard housing the boiler, range of contemporary soft closing wall and base units, four ring induction hob with over heard extractor fan, integrated " zanussi " electric oven, plumbing for a washing machine, laminate work surfaces with incorporated, wooden flooring, skirting boards.

### Downstairs WC

4'10 x 2'4  
UPVC double glazed opaque window to the side, two piece white suite comprising: WC and vanity wash hand basin, skirting boards.

### First Floor Landing

UPVC double glazed opaque window to the side, small loft hatch, doors to the following rooms;



### Bedroom Three

7'8 x 6'7  
UPVC double glazed windows to the front, radiator, television point, skirting boards.

### Bedroom One

11'11 into the bay x 10'0  
UPVC double glazed bay window to the front, radiator, television point, inbuilt wardrobes, laminate flooring, skirting boards.

### Bedroom Two

11'0 x 10'9  
UPVC double glazed windows to the rear, radiator, television point, fitted wardrobes and drawers, skirting boards.

### Bathroom

9'3 x 7'8  
UPVC double glazed opaque windows to the rear, three piece suite comprising: WC, bath with overhead mains powered shower with further shower attachment and chrome mixer tap, vanity wash hand basin, part tiled walls, tiled flooring, extractor fan.

### Outside

Large low maintenance front garden with established shrubs and tree, there is also a wooden gate leading to the rear garden. The rear garden is block paved for ease of maintenance and has a shrub and tree border, there is off road parking space for 3 cars.

### Other details

Tenure: Leasehold ( ground rent charge is £6.00 per annum ) - 925 years left on the lease.  
Council Tax Band: C ( £1,924.00 per annum )



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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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