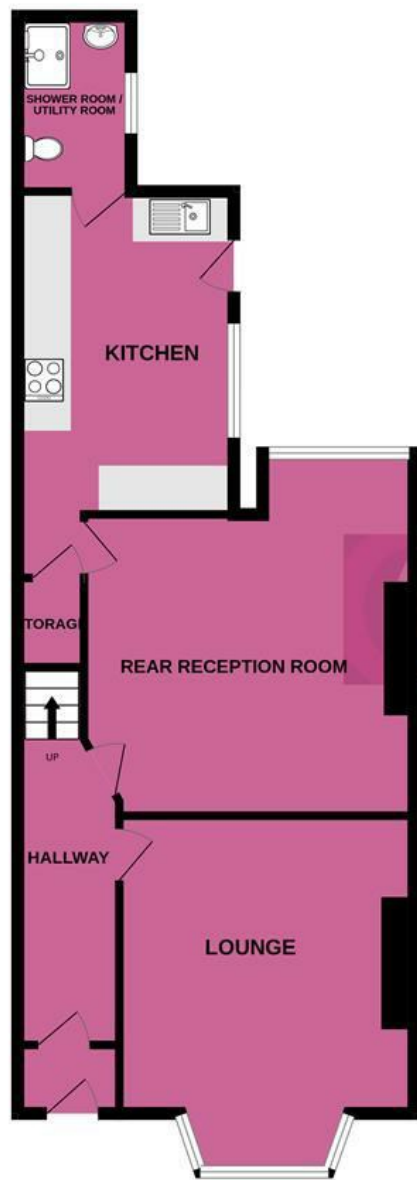


GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

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



ASHLEY ROAD, LYTHAM ST. ANNES  
FY8 3AS

£220,000

- SPACIOUS MID TERRACED FAMILY HOME WITH GREAT POTENTIAL, IN NEED OF MODERNISATION - OFFERED WITH NO FORWARD CHAIN
- SITUATED IN AN EXCELLENT LOCATION - CLOSE TO LOCAL SHOPS & BUS ROUTES & WITHIN EASY REACH OF ST ANNES SQUARE
- LOUNGE - REAR RECEPTION ROOM - KITCHEN - DOWNSTAIRS SHOWER ROOM/UTILITY - 3-4 BEDROOMS - FAMILY BATHROOM - REAR GARDEN
- ENERGY RATING: D





#### Entrance

UPVC double glazed door with opaque leaded glass insert leads into:

#### Porch

Original tiled floor, original skirting, original wooden door with opaque glass insert leads into:

#### Hallway

Original cornice and skirting, radiator, staircase leading to first floor, original doors lead to the following rooms:

#### Lounge

16'08 x 13'02  
UPVC double glazed bay window to the front with leaded glass top light, fireplace with space for a fire, original cornice, skirting and picture rail, telephone point, television point, two radiators.

#### Rear Reception Room

13'10 x 13'02  
UPVC double glazed window to the rear, fireplace housing electric fire, original fitted storage cupboards and drawers, original skirting and picture rail, television point, radiator, door leads into:

#### Kitchen

16'02 x 8'06  
UPVC double glazed windows to the side and the rear, UPVC double glazed door with opaque glass insert leads to the garden, range of wall and base units with laminate work surfaces, integrated appliances include: four ring gas hob, electric oven with grill, overhead extractor fan, stainless steel sink and drainer, space for table and chairs, space for fridge freezer, radiator, vinyl flooring, under stairs storage cupboard housing electric meter and consumer unit, wooden door leads to:



#### Shower Room/Utility Room

8'02 x 4'05  
UPVC double glazed opaque window to the side, three piece pink suite comprising of: WC, pedestal wash hand basin, shower cubicle with electric shower, fully tiled walls and floor, plumbing for washing machine, wall mounted towel heater.

#### Stairs and Landing

Stairs lead to a spacious split level landing with original sky light, radiator, original doors lead to the following rooms:

#### Bedroom One

13'09 x 9'11 to (chimney breast)  
UPVC double glazed window to the rear, radiator, original cast iron fire place, built in wardrobes/storage.

#### Bedroom Two

13'08 x 9'03  
UPVC double glazed window with leaded glass top light to the front, built in mirrored wardrobes, radiator.

#### Shower Room/Bedroom Three

9'01 x 8'07  
UPVC double glazed window to the rear, walk in shower cubicle with electric shower and composite plastic wall covering, hidden original fire place, wall mounted heated towel rail, radiator.

#### Bedroom Four

10'06 x 6'04  
UPVC double glazed window to the front with leaded glass top light, radiator.

#### Family Bathroom

7'04 x 5'09  
UPVC double glazed opaque window to the side, three piece blue suite comprising of: WC, pedestal wash hand basin, bath with electric shower, wooden tongue and groove paneled walls and ceiling, radiator, laminate flooring.



#### Outside

To the front there is a tarmac pathway with well established shrubs and plants within a central walled planting border.

The rear has a paved patio area with space for table and chairs and a path leading down to the rear access gate and planting space to either side.

#### Other Details

Tenure: Leasehold  
Ground Rent: £2.00 per annum  
Energy Rating: TBC  
Council Tax Band: C (£2,044.08 per annum)



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		
	61	73
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Need an Independent Mortgage Quote?  
**The Mortgage Factory**  
 Independent Mortgage Specialists  
 TEL: 01253 712 998  
[www.mortgagefactoryltd.com](http://www.mortgagefactoryltd.com)

