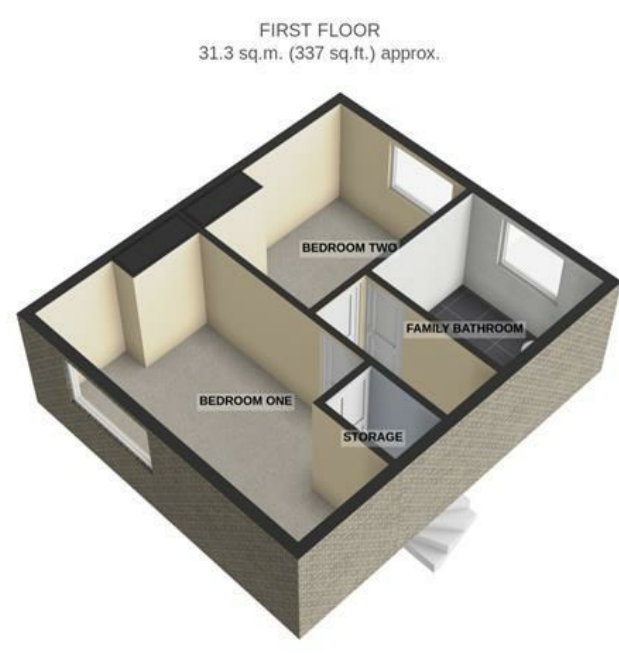


GROUND FLOOR
36.0 sq.m. (388 sq.ft.) approx.



FIRST FLOOR
31.3 sq.m. (337 sq.ft.) approx.

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 © 2024



ALEXANDRA ROAD, LYTHAM ST. ANNES
FY8 1YE

£210,000

- BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE - CLOSE TO ST ANNES SQUARE, TRANSPORT LINKS AND LOCAL SCHOOLS
- SUNNY REAR GARDEN - DRIVEWAY AND GARAGE
- TWO DOUBLE BEDROOMS - LOUNGE - KITCHEN - UTILITY ROOM, DOWNSTAIRS WC - FAMILY BATHROOM
- ENERGY RATING D - SIGNIFICANT IMPROVEMENTS HAVE BEEN MADE SINCE THE EPC WAS DONE



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 double glazed door with opaque glass inserts leads into:

Hallway
Stairs leading to the first floor, half wood paneled wall, laminate flooring, radiator, wooden obscure glass paneled door leads into:

Lounge
14'08 x 14'02 into bay window
Large UPVC double glazed bay window to the front, marble fire surround and hearth housing a cast iron electric stove, laminate flooring, large under bay radiator, television point, wooden obscure glass paneled door leads into:

Kitchen
12'08 x 7'06
UPVC double glazed door and window with opaque glass to the rear, further UPVC double glazed window to the rear, modern wall and base units with laminate work surfaces, composite sink and drainer with pull out spray lever mixer tap, overhead illuminated extractor fan, space for a range oven, contemporary wall mounted radiator, sliding barn door leading to under stairs storage cupboard housing consumer unit, gas and electric meters, laminate flooring, tiled to splash backs, door leads into:

Utility Room open to WC
Two storage cupboards one housing the water meter, plumbed for washing machine and dishwasher, space for tumble dryer and fridge/freezer, laminate work surface, laminate flooring, open to:

WC
5'09 x 4'02
Two UPVC double glazed opaque windows, two piece white suite comprising of: WC, pedestal wash hand basin, fully tiled walls, radiator, laminate flooring.



Stair and Landing
Aforementioned stairs leading to first floor, loft hatch, doors lead to the following rooms:

Bedroom One
17'08 x 9'0
UPVC double glazed window to the front, cast iron fire surround, built in storage cupboards housing 'Worcester' boiler, radiator, USB plug sockets.

Bedroom Two
10'11 x 8'08
UPVC double glazed window to the rear, original cast iron fire place, radiator.

Family Bathroom
8'07 x 7'06
UPVC double glazed opaque window to the rear, three piece white suite comprising of: white high gloss vanity unit housing WC and wash hand basin with drawers and cupboards underneath, bath with glass shower screen, electric waterfall shower with further hand held attachment, part tiled walls, white wall mounted heated towel rail, laminate flooring.

Outside
The front of the property has a newly laid block paved driveway with space for up to two vehicles, there are shrub and planting borders and a side access gate to the rear garden.

The large sunny rear garden is laid to lawn with well established shrub and planting borders and overlooks St Annes Bowling green. There is a concrete path leading down the garden and space for tables and chairs.

Garage
Brick built garage with up and over door there is no power to the garage.

Other Details



The property boasts new double glazed doors and widows throughout, newly laid block paved driveway, new central heating system and combination 'Worcester' boiler, new carpets and flooring plus a brand new kitchen and bathroom.

Council Tax Band B (£1,788.57 per annum)
Tenure: Leasehold
Number of years left on the lease: 851
Energy Rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		66	
(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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