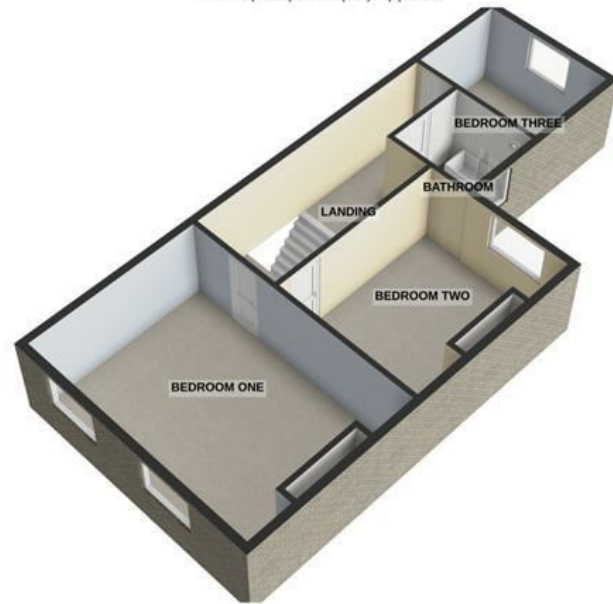


GROUND FLOOR
65.7 sq.m. (708 sq.ft.) approx.



FIRST FLOOR
64.1 sq.m. (690 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

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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HEYHOUSES LANE, LYTHAM ST. ANNES
FY8 3RT

ASKING PRICE £249,950

- CHARACTERFUL THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR LOCATION, CLOSE TO LOCAL SHOPS, TRANSPORT LINKS & EASY ACCESS TO ST ANNES SQUARE
- TWO RECEPTION ROOMS - KITCHEN - BATHROOM
- REAR GARDEN (WITH EXTRA LAND BEYOND) CURRENTLY WITH GARAGE IN SITU - NO CHAIN





Entrance

Composite entrance door leads into;

Porch

Original mosaic tile floor, door with opaque glass insert leads into;

Hallway

Radiator, stairs lead to first floor, doors lead to the following rooms;

Lounge

16'6 x 13'8

Charming reception room with large UPVC double glazed window to front, feature fireplace with cast iron backdrop and tiled hearth housing living flame gas fire, radiator, TV and telephone points, original coving, picture rail and skirting boards.

Dining Room

14'4 x 13'4

Another traditional reception room with UPVC double glazed window to rear, feature fireplace with tiled backdrop and hearth, built in cupboards to alcoves, radiator, original coving, picture rail and skirting boards.

Under Stairs Storage Cupboard

Good size storage cupboard with light and radiator, access to under the property.

Kitchen

14'5 x 10'

Original door leading to the side of the property, two UPVC double glazed windows to side and rear, range of wall and base units with wooden work surfaces, tiled to splash backs, integrated 'Zanussi' double oven and grill, five ring gas hob with overhead illuminated extractor, plumbed for washing machine, Belfast sink, recessed spotlights, cupboard housing 'Ideal' boiler, wood effect laminate flooring, wall mounted radiator, cupboard housing electric meter and consumer unit.



First Floor Landing

Original stained glass skylight, wall mounted radiator, doors lead to the following rooms;

Bedroom One

17'8 x 13'3

Bright and spacious double bedroom with two UPVC window to front allowing plentiful light, two radiators, feature fireplace with tiled backdrop and hearth, telephone point.

Bedroom Two

13'3 x 11'4

UPVC double glazed window to rear, radiator, original cast iron fireplace, telephone point.

Bathroom

6'9 x 6'6

UPVC double glazed opaque window to side, three piece white suite comprising of: bath with overhead waterfall shower and further attachment, pedestal wash hand basin and WC, traditional chrome and white towel rail radiator, tiled to splash backs, tiled floor, recessed spotlights.

Bedroom Three

10'1 x 7'6

UPVC double glazed window to rear, wall mounted radiator.

Outside

The front garden is laid to lawn with shrub and tree borders.

The established rear garden has a lawn area with shrub and tree borders. Accessed via a garden gate is a garage and rear access providing off road parking. There is a further parcel of land beyond this point totalling a good size plot of land.

Other Details



Tenure - Leasehold.

Ground rent - £3.00 per annum.

Tax Band - D (£2,299.59 per annum)

All the internal doors are original.

The boiler is approx 16 months old.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	80
(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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