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**YORK ROAD, LYTHAM ST. ANNES  
FY8 1HP**

**ASKING PRICE £325,000**

- SPACIOUS DETACHED FAMILY HOME WITH PERIOD FEATURES AND LOTS OF DEVELOPMENT POTENTIAL \*\*\*\* EPC RATED E
- LARGE ENTRANCE HALL, LOUNGE, FAMILY ROOM. DINING AREA, KITCHEN
- SITUATED IN A SOUGHT AFTER LOCATION JUST MINUTES FROM THE SEAFRONT AND TOWN CENTRE
- FIVE BEDROOMS, ONE WITH EN-SUITE, ONE WITH A KITCHENETTE, FAMILY BATHROOM, SHOWER ROOM, SOUTH FACING GARDEN AND GARAGE



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

Original wooden entrance door with decorative leaded glass insert and glazed above, leads into:

#### Porch

Original tiled mosaic floor, original wooden door with decorative surround and leaded windows to top and opaque windows to the side, door leads into:

#### Entrance Hall

Real wooden floor, UPVC double glazed opaque window to the side, radiator, door which leads to the basement, stairs leading to the first floor, all doors are original and lead off to all ground floor rooms.

#### Lounge

13'9 x 16  
Large and light living room with UPVC double glazed bay window to the front, original coving, gas fire, cast iron fireplace with decorative tiles and wooden surround, marble hearth, radiator, television point and telephone point.

#### Family Room

12'9 x 13'10  
Large glazed window to the rear, feature fire place with marble surround and hearth, radiator, ceiling rose and coving.

#### Dining Area

12'11 x 10'6 to chimney breast  
Opaque glazed window to the left, large glazed window to the right, radiator, fireplace, space for dining table and chairs, tiled flooring.

#### Kitchen

8'11 x 12'9  
UPVC double glazed window to rear, radiator, UPVC door to rear, good range of wall and base units, plumbed for washing machine, space for tumble dryer, integrated sink and drainer, space for a range cooker,



overhead extractor, laminate work surfaces, tiled to splash backs, tiled flooring, recessed spot lights.

#### Stairs and Landing First Floor

Window to the side, all doors are original and lead to the following rooms:

#### Bedroom Three

9'2 x 13  
UPVC double glazed window to the rear, radiator, loft access.

#### Bathroom

9'3 x 10 to widest point  
Large family bathroom with opaque window to the side, three piece white suite, comprising of a bath with over head shower, pedestal wash hand basin, WC, wood effect laminate flooring, radiator, tiled to splash backs.

#### Bedroom Two

13'10 x 13'4 at widest point  
UPVC window, television point, coving, radiator, door leads to:

#### En-Suite

2'5 x 9'3  
Three piece white suite comprising of pedestal wash hand basin, WC and shower cubicle, extractor fan, wood effect laminate flooring.

#### Main Bedroom

16'8 x 16'5  
UPVC double glazed bay window to front, smaller UPVC window to front, fitted wardrobe, wash hand basin, radiator, coving.

#### Top Floor Landing

Velux window, door leads to the following rooms:

#### Bedroom Four

14'4 x 12'3  
Glazed window to the rear, radiator.



#### Shower Room

8 x 3  
Opaque window to the side, three piece suite comprising of WC, wash hand basin and shower cubicle.

#### Bedroom Five

13'3 x 12'3  
UPVC double glazed window to the front, radiator, door leads into:

#### Kitchenette

6'5 x 7'7  
Wall mounted boiler, UPVC window to the side, laminate work surface, one and a half bowl sink and drainer, plumbed for washing machine, space for a cooker and fridge, telephone point, television point.

#### Storage Cupboard

5'5 x 5

#### Other Details

Tenure: Leasehold - 800 Years remaining  
Ground rent £5.00 per annum  
Council tax band: F  
South facing rear garden  
Garage and further brick built outbuilding, the garage can be accessed from the street at the rear



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			
England & Wales		EU Directive 2002/91/EC	

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