



# PROCTORS

ESTATE AGENTS

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## 61 Smithy Lane, Lytham St. Annes, FY8 3PD

“Offers in the region of” £330,000

A mature detached house situated in this well established and convenient residential locality within easy reach of local amenities in St. Annes and Ansdell and within easy access to the M55 and the regions major road networks. The property has been extended and provides spacious living accommodation. There are two reception rooms along with an open-plan kitchen and living area with access to the rear garden, a ground floor shower room, four bedrooms plus box room and a three-piece bathroom with stand alone bath. Gas central heating and PVC double glazing are both installed. Externally, there are garden areas to the front and rear with paved and lawned areas. There is a block paved driveway to a garage at the rear. Viewing is highly recommended.

### TENURE

We are advised this property is a long Leasehold (£75pa) but any prospective purchaser should seek clarification from their solicitor.



## 61 Smithy Lane, Lytham St. Annes

### ENTRANCE HALL

PVC double glazed window & door, cupboard understairs, radiator, open staircase with spindled balustrade

### THREE PIECE SHOWER ROOM

8' 6" x 4' 8" (2.59m x 1.42m) Walk in shower, wash basin, WC, fully tiled walls, PVC double glazed window, chrome radiator/towel rail

### SITTING ROOM

11' 11" x 13' 6" (3.63m x 4.11m) PVC double glazed window, living flame gas fire in fire surround, wall lighting

### OPEN-PLAN LIVING ROOM/KITCHEN

18' x 13' 10" (5.49m x 4.22m) Radiator, wall lighting, wall & floor units including drawers, spotlighting, stainless steel single drainer sink unit, 2 x PVC double glazed window

### DINING ROOM

14' 7" x 81' (4.44m x 24.69m) PVC double glazed patio doors, radiator

### STAIRS TO FIRST FLOOR

### LANDING

Vertical chrome radiator

### BEDROOM ONE

12' x 13' 6" (3.66m x 4.11m) Into PVC double glazed bay window, radiator

### BEDROOM TWO

11' 9" x 11' (3.58m x 3.35m) Fitted wardrobes & cupboards above, radiator, PVC double glazed window

### BEDROOM THREE

9' 7" x 8' 2" (2.92m x 2.49m) Radiator, PVC double glazed window

### BEDROOM FOUR

8' 2" x 11' 11" (2.49m x 3.63m) Plus fitted mirrored wardrobe, radiator, PVC double glazed window

### BOX ROOM

7' 6" x 5' 11" (2.29m x 1.8m) PVC double glazed window, gas fired central heating boiler unit

### THREE PIECE BATHROOM

9' 10" x 6' 2" (3m x 1.88m) Shower above bath, wash basin, WC, 2 x PVC double glazed windows, chrome radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
Band E  
Fylde Borough Council  
66

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## 61 Smithy Lane, Lytham St. Annes

### OUTSIDE

Gardens to the front & rear, paved & lawned areas, block paved driveway to the front, garage

### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Darwen

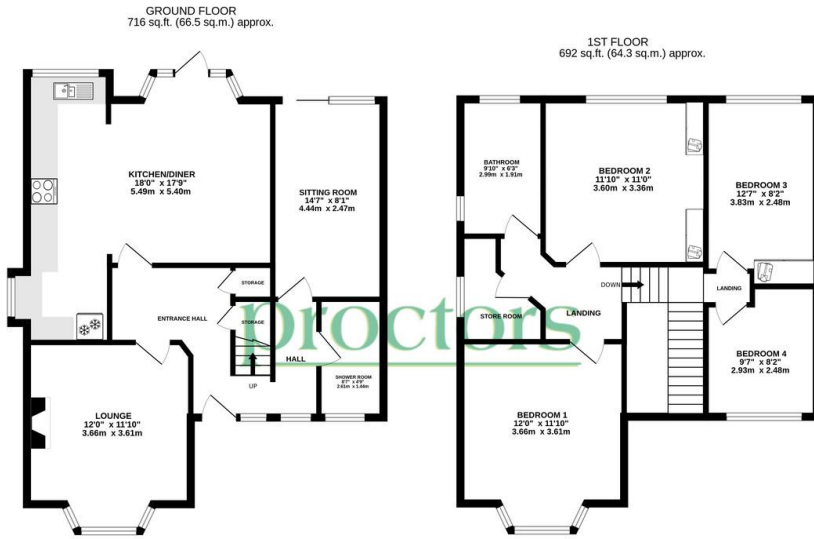
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# 61 Smithy Lane, Lytham St. Annes



61 SMITHY LANE - MARKETED BY PROCTORS ESTATE AGENTS  
 TOTAL FLOOR AREA: 1408 sq.ft. (130.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		