



ESTATE AGENCY

58 Caryl Road
Lytham St Annes,
FY8 2QB

£350,000



Three bedroomed semi detached property

Modern bathroom

Good size private enclosed rear garden

A must view

Scope for development subject to permission

Kitchen diner plus two reception rooms

Drive way plus single detached garage

Short distance to St Annes beach.

Close to St Annes Tennis Club and Old Links Golf Club



WALKING DISTANCE TO THE BEACH* FAMILY HOME* VERSATILE SPACE In the sea side town of Lytham St Annes, a short stroll from the promenade, you will find this delightful three bedroom semi detached home. Comprising briefly to the ground floor a lounge, dining room and kitchen diner. To the first floor there are three bedrooms and a bathroom and separate WC. Externally there is a drive way from the front leading down to a brick built single detached garage, and a good sized rear garden. Two miles from the bright lights of Blackpool, you will find the picturesque seaside town of St Annes on Sea. With an extensive beach lined with well tended lawns, parks and a boating lake at Fairhaven. Also home to a Victorian pier and award winning beach huts you will not be struggling for things to do. Along side the elegant local shops, is an array of restaurants and bars. Those of you looking to commute will find easy access to the motorway. This house really is a must see to appreciate what's on offer.

Accommodation

Ground Floor

Entrance Hall

External door. Staircase to first floor with under stairs storage. Radiator.

Lounge

A bay window to the front aspect and further window to the front gives this room a lovely light and airy feel. With a living flame gas fire in a wooden fire surround with marble hearth, to keep things cosy in the winter months.

Dining Room

This versatile space with an inset electric fire and French style doors leading out to the rear garden would make a great room for entertaining, whether a games room or more formal dining room you won't be disappointed by the space.

Kitchen/Diner

White fitted wall and base units, with wood effect worktop. A stainless steel sink with drainer and tap over. Space for a range cooker. Integral fridge freezer and washing machine. A large window to the rear and a further window to the side. An external door leads to the side of the rear garden.

Landing

A balustrade gallery landing with doors to the bedrooms, bathroom and WC. Window to the side aspect.

First Floor

Bedroom One

Bay window to the front aspect. Fitted wardrobes built in.

Bedroom Two

Window to the rear aspect.

Bedroom Three

Window to the front aspect. Fitted wardrobe.

Bathroom

Window to the rear aspect. Bath with shower over. Wash basin. Fully tiled

WC

Window to the side aspect. Part tiled walls. WC

Rear Garden

An enclosed walled garden, mainly laid to lawn with mature hedges. Incorporates a flagged patio area.

Garage

Drive way leads to a brick built single detached garage with up and over door with windows on to the rear garden.

Services

All off the mains

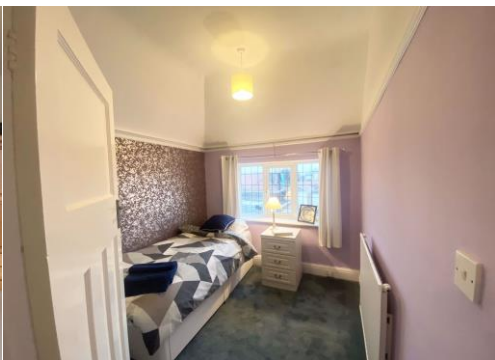
EPC rating to follow

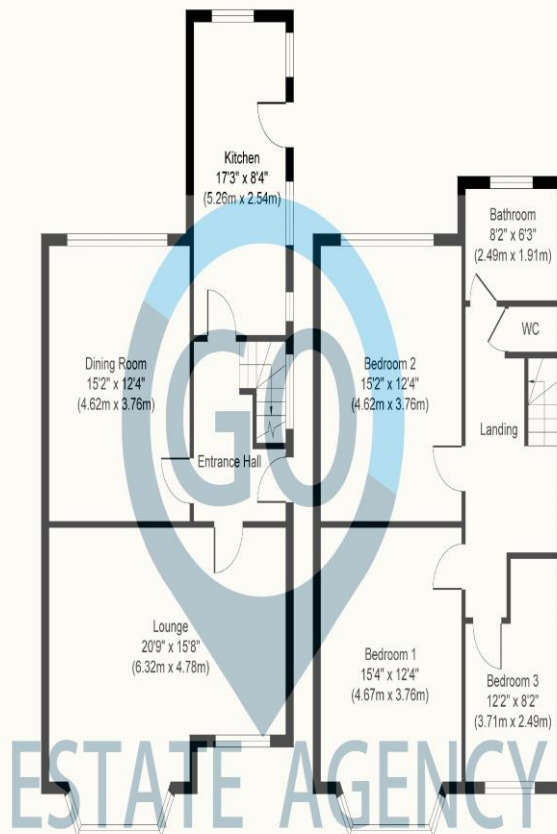
Property tenure Leasehold

Council tax band D

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.





Ground Floor
Approximate Floor Area
708 sq. ft
(65.82 sq. m)

First Floor
Approximate Floor Area
656 sq. ft
(60.95 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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