



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



110 St. Annes Road East, Lytham St. Annes FY8 3NF

Guide Price
£475,000

Fantastic Semi-Detached Home with Granny Annexe, Beautiful Gardens, and Excellent Investment Potential Near St Anne's Town Centre.



Front Garden

Large paved driveway providing off road parking for multiple cars, attractive lawn and a variety of bordering plants, trees and shrubs.

Entrance Vestibule

UPVC double glazed obscure door and adjacent windows to the front. Matting and carpeted flooring, radiator, ceiling light and useful storage and cloaks cupboards. Door to One Bedroom Apartment. Further glazed door to:

Entrance Hall

Staircase leading to the first floor Bedroom Three. Spot lighting and carpeted flooring. Door to:

Main House - Lounge

UPVC double glazed bay window to the front with stained glass leaded windows above. Carpeted flooring, coving, ceiling light with period moulding, wall lights, radiator, fitted desk and shelving, spot lighting, TV aerial point exposed brick chimney breast with inset wood burning stove. Staircase leading to the first floor. Open plan to:

Dining Room

Radiator, carpeted flooring, ceiling light. Glazed double doors lead to:

Breakfast Kitchen

UPVC double glazed French doors to the rear, window to the side and Velux skylight windows. Carpeted area, tile effect vinyl flooring, spot lighting, radiators. Range of fitted wall and base units with matching island incorporating laminate work surfaces and large inset single bowl stainless steel sink and chrome mixer tap. Integrated appliances include: wine cooler, Bosch oven/grill, Bosch microwave, Bosch dishwasher, Bosch four ring gas hob with Baumatic contemporary illuminated extractor above. Tiled splash backs, space and plumbing for washing machine and large American style fridge freezer, under-unit lighting. Large store cupboard/pantry with fitted shelving, power and lighting. Door to:

Utility Room

UPVC double glazed obscure window to the rear. Fitted units with laminate work surface and space and plumbing for tumble dryer. Wall mounted Ideal boiler. Tiled effect vinyl flooring and ceiling light. Door to:

Bathroom

UPVC double glazed obscure window to the side. Three piece white suite, comprising: corner bath with chrome mixer tap and body massaging jets; pedestal wash hand basin and chrome mixer tap; and WC with push button flush. Tiled walls and flooring, chrome ladder style towel radiator, ceiling light and useful storage cupboard.

First Floor Split Level Landing

Ceiling lights, spot lighting, carpeted flooring and useful storage cupboard. Further staircase to the second floor. Doors leading to the following rooms:

Bedroom One

UPVC double glazed bay window to the front. Carpeted flooring, radiator, coving and ceiling light.

Bedroom Two

UPVC double glazed window to the rear. Ceiling light, coving, laminate flooring and radiator.

Bedroom Three

UPVC double glazed part opaque window to the rear. Laminate flooring, radiator, TV aerial point, fitted open wardrobe and spot lighting. Door to:

En-Suite

UPVC double glazed part opaque window to the front. Three piece white suite, comprising: step-in shower enclosure with bi-folding screen door, wall mounted Triton electric shower unit and handheld shower attachment on riser rail; pedestal wash hand basin and chrome mixer tap! And WC with push button flush. Tiled walls and flooring, radiator, spot lighting and extractor fan.

Shower Room

UPVC double glazed obscure window to the side. Three piece white suite, comprising: step-in shower enclosure with glass screen door, wall mounted controls, handheld shower attachment on riser rail and overhead rain shower; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Tiled walls and flooring, panelling to ceiling, spot lighting, contemporary charcoal towel radiator.

Second Floor Landing

Aforementioned turned staircase from the first floor. Useful storage room to the half landing. Carpeted flooring, wall lights and Velux skylight window. Door to:

Bedroom Four

UPVC double glazed window to the side overlooking the park. Spot lighting, wall lights, carpeted flooring, radiator and eaves access.

Rear Garden

Beautifully landscaped garden with raised decked terrace, paved paths, slate chipped area ideal for hot tub, well manicured lawns, feature rockery and a variety of bordering plants. External lighting and water tap. Useful storage shed.

Summer House

Glazed French doors and windows to the side. Power and strip lighting. Built-in sauna.

Garage

Large single garage with electric roller door to the rear. Power, lighting and storage space. Personal access door and window to the front, leading into the rear garden.

One Bedroom Apartment - Living Dining Kitchen

UPVC double glazed window to the front. Laminate flooring, radiator, TV aerial point, carpeted area and spot lighting. Fitted kitchen with wall and base units, wood effect laminate work surface, matching breakfast bar and inset single bowl sink and drainer with mixer tap. Integrated appliances include: microwave, induction hob with extractor above, refrigerator and dishwasher. Door to:

Bedroom

UPVC double glazed French doors to the rear. Laminate flooring, ceiling light, TV aerial point, radiator and wall lights. Door to:

En-Suite

Three piece suite comprising: walk-in shower area with glass screen, wall mounted Aquas electric shower unit, handheld shower attachment on riser rail and overhead rain shower; wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Spot lighting, tiled walls, non-slip vinyl flooring, extractor fan and antique style towel radiator.

Rear Courtyard

Private decked courtyard with space for table and chairs. Gated access to the side.

Additional Information

Tenure -
Council Tax Band -

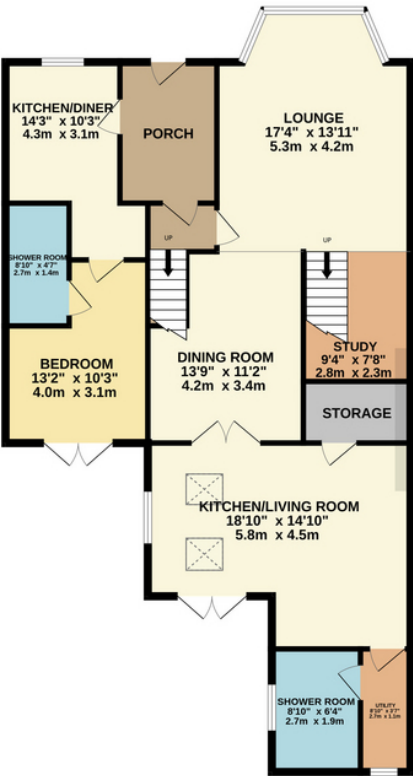
Disclaimer

You may download or store this material for your own personal use and research. You may NOT republish, retransmit, redistribute or otherwise make the material available to any party or make the same



Floor Plans

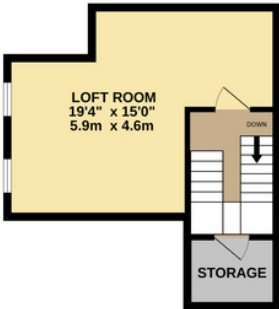
GROUND FLOOR
1162 sq.ft. (107.9 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 2161 sq.ft. (200.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.
Made with Metropix ©2024