



36 Smithy Lane , , Lytham St. Annes, FY8 3PF

Price: £299,950

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- A 6 Bedroom Semi Detached Family Home
- Double Glazed & Gas Central Heated
- Spacious Main Reception
- Open Plan Kitchen / Dining Area
- Gardens Front & Rear
- Off Road Parking & Garage
- Viewing Recommended
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INTRODUCTION

Tiger Sales are delighted to present this substantial family home, offering extended and flexible accommodation throughout. This superb property offers open plan living accommodation, six bedrooms and 2 bathrooms. Off road parking with side driveway leading to garage, gardens to both front and rear.

On entrance the front door opens to a generous hallway with doors leading to all ground floor rooms, spacious lounge with bay window to front elevation, large modern open plan kitchen/diner with a range of base and wall units with integrated appliances, space for dining table, opening to the conservatory which overlooks and opens on to the garden. There is a separate utility room with room and plumbing for a freestanding washing machine.

To the first floor, there are three double bedrooms and a modern family bathroom.

To the second floor, there are three further bedrooms and an en-suite shower room as well as a further en suite wc and basin. This space is ideal for extended families/visitors.

Rear garden has a fenced enclosure with laid to lawn grass, single garage with electric and power, gated access to front.

For more information or to book call 01253 406111.

MEASUREMENTS

LOUNGE - 5.8 x 4.5 m (19'0" x 14'9" ft)

KITCHEN - 3.7 x 3.2 - OPEN PLAN TO m (12'2" x 10'6" ft)

DINING AREA - 3.2 x 2.0 - OPEN PLAN TO m (10'6" x 6'7" ft)

CONSERVATORY - 3.0 x 2.3 m (9'10" x 7'7" ft)

UTILITY - 2.0 x 1.6 m (6'7" x 5'3" ft)

BEDROOM - 3.8 x 3.2 m (12'6" x 10'6" ft)

BEDROOM - 3.7 x 3.2 m (12'2" x 10'6" ft)

BEDROOM - 3.8 x 2.2 m (12'6" x 7'3" ft)

BATHROOM - 3.2 x 1.6 m (10'6" x 5'3" ft)

BEDROOM - 4.1 x 2.8 m (13'5" x 9'2" ft)

EN SUITE - 2.1 x 0.7 m (6'11" x 2'4" ft)

BEDROOM - 2.9 x 2.4 m (9'6" x 7'10" ft)

BEDROOM - 2.7 x 1.7 m (8'10" x 5'7" ft)

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR



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APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band ""

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

20/11/2023



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