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HOLMEFIELD ROAD, LYTHAM ST. ANNES
FY8 1YF

GUIDE PRICE £150,000

- SPACIOUS 2 BEDROOM FAMILY HOME IN QUIET RESIDENTIAL LOCATION
- CONVENIENTLY SITUATED FOR ST ANNES TOWN CENTRE, SEA FRONT, LOCAL SHOPS AND TRANSPORT LINKS
- 2 BEDROOMS - LOUNGE - LARGE DINING KITCHEN - CONTEMPORARY BATHROOM - SPACIOUS PRIVATE REAR YARD
- EPC RATING: E - OFFERED WITH NO CHAIN



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

Entrance gained via UPVC door with double glazed stained glass insert.

Entrance Hallway

Radiator, wood effect laminate flooring, door to the following rooms;

Lounge

12ft x 12ft

Two sets of UPVC double glazed windows to the front, radiator, cast iron fire place with wooden surround, tiled backdrop and granite hearth, television point, skirting boards.

Dining Kitchen

16'3 x 13'9

UPVC double glazed windows to the rear, radiator, integrated ' Kenwood ' electric oven and four ring gas hob with overhead extractor fan, wooden work surfaces with incorporated one and half sink and drainer, boiler, under stair cupboard providing plentiful storage space, tile effect vinyl flooring, space for appliances, telephone point.

UPVC double glazed door to the rear providing access to the rear yard.

First Floor Landing

Radiator, loft hatch, doors to the following rooms:

Bedroom One

16'3 at the widest point x 12'2

UPVC double glazed windows to the front, radiator, television point, skirting boards.

Bathroom

7'11 x 7'5

UPVC double glazed opaque window to the rear, three piece white suite comprising: WC, pedestal wash hand basin and jacuzzi bath with overhead mains powered shower, part tiled walls, tiled flooring, wall mounted chrome towel rail.



Bedroom Two

13'4 x 7'11

UPVC double glazed windows to the rear, radiator, television point, skirting boards.

Outside

To the front there is a stone and blue slate decorative chipping feature with ridge tile border, shrubs and paving.

The rear is mostly paved, with an artificial grass section and a blue slate decorative chipping feature. There is also a summer house which has a power supply.

Other Details

Council tax band - B (£1,684.00 per annum)

Tenure: Freehold

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids



can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

