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**NEWBURY ROAD, LYTHAM ST. ANNES
FY8 1DG**

ASKING PRICE £535,000

- SPACIOUS & WELL PRESENTED THREE EXTENDED BEDROOM DETACHED FAMILY HOME SET IN ONE OF ST ANNES MOST SOUGHT AFTER LOCATIONS OFFERED WITH NO CHAIN
- A SHORT WALK TO AKS SCHOOL, FAIRHAVEN LAKE, THE SEA FRONT & CLOSE TO ST ANNES TOWN CENTRE
- 3 BEDROOMS - 2 RECEPTION ROOMS - DINING KITCHEN - BATHROOM - UTILITY ROOM - TWO SEPARATE WCS
- DETACHED GARAGE AND DRIVEWAY - PRIVATE REAR GARDEN - ENERGY RATING - D



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 solid timber door leading into;

Entrance Porch
Single glazed leaded windows to the front and rear, fully tiled floor, solid timber door with large glass insert leading into;

Hallway
UPVC double glazed windows to the front, double radiator, cupboard under the stairs providing storage, telephone point, stairs leading up to the first floor landing and doors leading to the following rooms;

Reception Room One
18'0 x 12'11 at widest point
Single radiators to the front and rear, marble hearth with an open fire, television point, curtains, carpet, picture rail, skirting boards.

Reception Room Two
14'11 into the bay x 11'10 at widest point
Single glazed leaded bay window, single radiator, tiled hearth with an open fire, carpet, skirting boards.

Downstairs WC
4'4 x 3'10 x
Single glazed opaque window to the rear, double radiator, two piece white suite comprising: wall mounted wash hand basin and WC, wood effect vinyl flooring, picture rail, part tiled walls, skirting boards.

Dining Kitchen
12'5 x 10'11
Single glazed leaded windows to rear and side, double radiator, range of wooden wall and base units, breakfast bar providing dining space, integrated oven and grill, four ring gas hob with overhead extractor fan, dishwasher, laminate work surfaces incorporating stainless steel sink and drainer with chrome mixer tap, part tiled walls, tile effect vinyl flooring.

Utility Room
9'8 x 8'0
Single glazed windows to the rear, solid timber door to the side with double glazed glass inserts, spaces for fridge freezer, washing machine and tumble dryer, range of cupboards providing storage space one of which houses the boiler, part coving, tile effect vinyl flooring, skirting boards.

First Floor Landing
Double radiator, small circular single glazed leaded window to the front and doors to the following rooms;

Bedroom One
17'2 x 10'4 at widest point
Single glazed leaded windows to the front and rear, double radiator to the front, picture rail, carpet and blinds, skirting boards.

Upstairs WC
6'8 x 2'10
UPVC double glazed windows to the rear, WC, loft hatch, part tiled walls, picture rail, carpet, skirting boards.

Bathroom
8'7 at widest point x 6'7
Single glazed opaque window to the rear, single radiator, two piece white suite comprising: pedestal wash hand basin with gold mixer tap and bath with gold mixer tap, electric shaver point, two inbuilt cupboards one housing a 'Gledhill' hot water cylinder and another housing a water tank above both with space available for storage, part tiled walls, skirting boards.

Bedroom Three
10'11 x 9'1 at widest point
Single glazed leaded windows to the rear, single radiator, inbuilt wardrobes two of which are mirror fronted, carpets, picture rail, skirting boards.

Bedroom Two
14'11 into the bay x 10'11
Single glazed leaded bay windows to the front, double radiator, fitted wardrobes, mirror, picture rail, skirting boards.

Outside
Laid to lawn front garden with plant and shrub borders. Tarmacked driveway to the side providing off road parking for numerous cars and leading to the garage. Large and private rear garden which is laid to lawn with plant, tree and shrub borders, wooden summer house, secluded patio area with space for a table and chairs.

Garage
16'8 x 10'1
Driveway leading to single brick garage with electric up and over door. The garage has power, light and a water supply.

Other details
Council Tax Band - E (£2,646.00 per annum)
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

