

GROUND FLOOR
103.8 sq.m. (1118 sq.ft.) approx.



FIRST FLOOR
86.8 sq.m. (934 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023

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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**FAIRHAVEN ROAD, LYTHAM ST. ANNES
FY8 1NN**

ASKING PRICE £565,000

- NO FORWARD CHAIN - BRIGHT & SPACIOUS DETACHED FAMILY HOME - OFFERING ORIGINAL FEATURES THROUGHOUT
- THREE SPACIOUS RECEPTIONS ROOMS - KITCHEN - STUDY/OFFICE ROOM - WC - FOUR DOUBLE BEDROOMS - BATHROOM
- SITUATED IN A VERY SOUGHT AFTER LOCATION JUST A STONE'S THROW AWAY FROM THE PROMENADE, LOCAL TRANSPORT LINKS & SHOPS
- LARGE AND SUNNY REAR GARDEN - DRIVEWAY WITH OFF ROAD PARKING FOR FOUR TO FIVE CARS - GARAGE





Entrance

Solid wooden double doors with arched glass inserts above, leads into:

Porch

Terracotta tiled floor, wooden door with opaque leaded glass inserts, leads into:

Entrance Hall

Sizable entrance hall with original doors, skirting and cornice, ceiling rose, radiator, telephone point, under stairs storage cupboard housing gas and electric meters, stairs lead to the first floor, doors lead to the following rooms:

Reception Room Two

13'11 x 13'5
Wooden leaded bay windows to the front beyond feature archway, original skirting and cornice, ceiling rose, radiator.

Reception Room One

20'03 x 15'10
Wooden leaded bay windows to the front beyond feature archway, two wooden leaded windows to the side, original skirting and cornice, ceiling rose, stone and tiled feature fire place, two radiators, television point.

Reception Room Three

15'09 x 12'09 to chimney breast
Wooden leaded window to the rear, two wooden opaque windows to the side, original skirting and flooring, two radiators, original built in cupboard, stone feature fireplace with wooden mantel, door leads to:

Kitchen

10'01 x 9'0
Wooden door with opaque glass inserts leading to the garden, wooden leaded window to the rear and side, large original built in cupboards with wooden window to the side, wall and base units with spaces for appliances, stainless steel sink and drainer, extractor fan, vinyl flooring.

Study/Office

9'0 x 9'0
Wooden leaded window to the rear, original skirting, ceiling rose, radiator, door leads to:



Downstairs WC

7'0 x 5'06
Wooden opaque leaded window to the rear, two piece white suite comprising of: WC and Victorian style wash hand basin, original skirting and picture rail, original built in cupboards, vinyl flooring.

Stairs and Landing

Aforementioned staircase leading to first floor, large wooden leaded window to the side, original skirting and cornice, ceiling rose, loft hatch, radiator, original doors lead to the following rooms:

Bedroom One

14'07 x 13'04
Wooden leaded bay windows to the front beyond feature archway, original skirting and picture rail, ceiling rose, telephone point, radiator.

Bedroom Two

13'09 x 13'04
Wooden leaded bay windows to the front, wooden leaded window to the side, original skirting, radiator, telephone point.

Bedroom Three

13'04 x 9'0
Wooden leaded window to the rear, original skirting and picture rail, radiator, pedestal wash hand basin.

Bedroom Four

13'04 x 9'0
Wooden leaded window to the rear, original skirting and picture rail, radiator, pedestal wash hand basin.

Storage Room

9'01 x 3'07
Wooden opaque window to the side, original skirting and built in cupboard, this room has the potential to be converted into an en-suite.

Upstairs WC

6'06 x 3'05
Wooden opaque window to the side, original skirting and picture rail, pink WC, tiled flooring.



Bathroom

9'05 x 6'01
Wooden opaque window to the side, two piece yellow suite comprising of: bath and pedestal wash hand basin, part tiled walls, radiator, original built in cupboards housing the water tank, tiled flooring.

Outside

To the front there is a substantial block paved driveway with parking for up to four/five vehicles, the walled garden is laid to lawn with well established shrubs and planting borders. Side gate with access to the rear garden.

The sunny rear garden is a fabulous size and a great space for entertaining, it is part block paved, laid to lawn with very well established plants and shrubs to the borders and also has two wonderful apple trees.

There are two brick built out houses one of which houses the Worcester boiler.

The brick built garage has power and lighting.

Other Details

Tenure - Leasehold - 980 Years Remaining
Ground Rent £21.50 Per Annum
Energy Rating TBC
Council Tax band G (£3,644.25 per annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		53	76
England & Wales		EU Directive 2002/91/EC	

