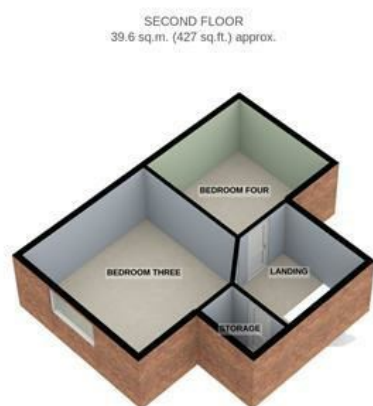




GROUND FLOOR  
65.8 sq.m. (708 sq.ft.) approx.



FIRST FLOOR  
53.6 sq.m. (577 sq.ft.) approx.



SECOND FLOOR  
39.6 sq.m. (427 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.



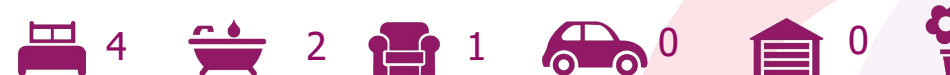
7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



CENTRAL DRIVE, LYTHAM ST. ANNES  
FY8 4DQ

ASKING PRICE £499,950

- TRULY STUNNING MID TERRACED FAMILY HOME IN SOUGHT AFTER LOCATION - JUST A FEW MINUTES WALK TO ANSDALL VILLAGE CENTRE AND FAIRHAVEN LAKE
- LOUNGE - GORGEOUS OPEN PLAN DINING KITCHEN - UTILITY ROOM - DOWNSTAIRS WC
- FOUR DOUBLE BEDROOMS (EN-SUITE TO MAIN BEDROOM) - BEAUTIFUL FAMILY BATHROOM
- SOUTH FACING REAR GARDEN WITH OUTBUILDINGS





### Entrance

Ornate open porch with tiled floor gives access to UPVC entrance door with decorative stained glass panel inset and matching glass above and to either side.

### Entrance Hall

Impressive entrance hall with feature decorative stained glass archway above, stairs leading to front floor, under stairs storage cupboard, radiator, original tiled floor, doors lead to the following rooms;

### Lounge

17' x 13'11

Beautifully presented reception room with large UPVC double glazed bay window to front, decorative leaded top lights and fitted wooden plantation shutters, feature fireplace with marble backdrop and hearth housing living flame gas fire, two radiators, dado rail, original coving and skirting boards, picture rail, TV point, wooden floor.

### Dining Kitchen

19'11 x 12'4

Gorgeous open plan dining kitchen with UPVC double glazed door leading out into rear garden with windows either side, further window to rear, comprehensive range of wall and base units with 'Quartz' work surfaces, island with 'Quartz' worktop, cupboard space and overhang for bar stools, integrated appliances include; 4 ring induction hob with downdraft extractor, 'Neff' oven/grill, 'Neff' microwave oven with warming drawer, dishwasher, one and a half bowl stainless steel sink and drainer with 'Fohen' mixer tap, pantry, tiled flooring, tiled to splash backs, space for American style fridge/freezer, space for table and chairs, TV point, recessed spot lights.

### Utility Room

4'11 x 4'2

Plumbed for washing machine, fitted clothes dryer, door leads into;

### Downstairs WC

4'8 x 3'10

UPVC double glazed opaque window to side, wall mounted



'Worcester' boiler, white vanity unit cloakroom suite incorporating wash hand basin and WC, tiled floor, recessed spot lights.

### First Floor Landing

Doors lead to the following rooms;

### Bedroom One

14'3 x 11'1 (to front of wardrobes)

Beautiful principle bedroom with two UPVC double glazed windows to front with decorative stained glass top lights, fitted wooden plantation shutters, radiator, wooden floor, good range of fitted mirrored wardrobes, original coving and skirting boards, door leads into;

### En-Suite

8'3 x 5'10

Tastefully appointed en-suite with UPVC double glazed window with decorative top light to front, fitted wooden plantation shutters, three piece white suite comprising of; WC set within high gloss unit, traditional style pedestal wash hand basin, shower cubicle with waterfall shower and further shower attachment, part tiled walls, tiled flooring, traditional chrome and white towel rail radiator, wall mounted mirror with two wall lights either side, recessed spotlights, extractor fan.

### Bedroom Two

15'3 x 10'11

Bright and spacious double bedroom with two UPVC double glazed windows to rear, wood effect laminate flooring, original skirting boards, radiator, TV point.

### Family Bathroom

8'8 x 8'10

Decadent bathroom with two UPVC double glazed opaque windows to rear, fitted wooden plantation shutters, four piece white suite comprising of shower cubicle with waterfall shower and further shower attachment, roll top bath, WC, vanity wash hand basin with overhead mirror, part tiled walls, tiled flooring, recessed spotlights, traditional chrome and white towel rail radiator, extractor fan.



### Second Floor Landing

Velux skylight, good size storage cupboard, doors to the following rooms;

### Bedroom Three

14'1 x 13'10

Double bedroom with two UPVC double glazed windows to front, radiator.

### Bedroom Four

10'11 x 9'9

Another double bedroom with Velux skylight, radiator, wood effect laminate flooring.

### Outside

The low maintenance front garden is paved.

The beautiful South facing rear garden is a real sun trap and perfect space for outdoor entertaining. There is a large decked area with overhead feature lighting ideal for table and chairs, space for a hot tub (with outside electrics), artificial lawn area with shrub borders, gravel area for bin storage and a secure rear gate. There are also three brick built outbuildings.

### Other Details

Tax Band - D (£2,186.55 per annum).

Tenure - to be confirmed.

Ground rent - approx £8.50 per annum

Energy Rating to be confirmed.

All of the internal doors are original throughout.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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