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**BLACKPOOL ROAD NORTH, LYTHAM ST. ANNES  
FY8 3DB**

**£350,000**

- IMMACULATELY PRESENTED SEMI DETACHED FAMILY HOME - CLOSE TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS
- LARGE SOUTH FACING REAR GARDEN - DRIVEWAY AND GARAGE - OFF ROAD PARKING FOR SEVERAL CARS
- FOUR BEDROOMS - LOUNGE - DINING ROOM - KITCHEN - CONTEMPORARY BATHROOM
- ENERGY RATING - C



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

UPVC composite double glazed door with opaque leaded glass inserts leads into:

#### Hallway

UPVC double glazed opaque window to the side, two radiators, large under stairs storage cupboard, wood effect vinyl click flooring, stairs leading to the first floor, doors lead to the following rooms:

#### Lounge

13'01 x 12'11

Large UPVC double glazed bay window to the front, three sets of Venetian blinds, fire place with solid wooden mantle and tiled hearth housing a cast iron wood burner, double radiator, television point, telephone point, wood effect vinyl click flooring.

#### Split Level Kitchen

14'09 x 8'05

UPVC double glazed windows to the rear and side with Venetian blinds, UPVC double glazed door to the side with opaque glass insert, wall and base units with laminate work surfaces, integrated appliances include: fridge and freezer, four ring gas hob with a tiled splashback, overhead illuminated extractor fan, new electric double oven with grill, stainless steel sink and drainer, plumbed for washing machine and dishwasher, space for tumble dryer, original pantry housing combination boiler and consumer unit, vinyl flooring.

#### Second Reception Room/Dining Room

15'02 x 9'11

UPVC double glazed windows and door with Venetian blinds to the rear allowing plentiful light, (option to install a log burner if buyer should wish to do so) double radiator, wood effect vinyl click flooring.

#### Stairs to First Floor Landing

Refurbished original opaque stained glass sky light, stairs leading to second floor, doors lead to the following rooms:



#### Bedroom One

13'01 x 12'11

UPVC double glazed bay window to the front with Venetian blinds, double radiator, telephone point.

#### Bedroom Two

10'10 x 9'11

UPVC double glazed window to the rear with Venetian blind, newly carpeted, radiator.

#### Bedroom Four

8'06 x 7'07

UPVC double glazed window to the rear with Venetian blind, newly carpeted, double radiator.

#### Family Bathroom

9'10 x 5'06

Two UPVC opaque double glazed windows with day/night blinds, contemporary three piece white suite comprising of: WC, vanity wash hand basin with high gloss drawers underneath, double ended roll top bath with overhead waterfall shower and further shower attachment, glass shower screen, traditional heated towel rail. tiled floor, part tiled walls, black tiled stone effect feature wall, extractor fan.

#### Stairs leading to Second Floor

Door leads into:

#### Bedroom Three/Attic Room

12'9" x 10'9" (to the widest point under eaves)

UPVC double glazed window to the rear with Venetian blind, Velux double glazed sky light window, newly carpeted.

#### Outside

The front of the property is block paved with slate shingles, small planting border along the front wall, wooden double gates leading to the rear, parking for up to three cars.



The large South Facing rear garden has an extensive paved patio area perfect for entertaining, laid to lawn, graveled shrub and planting borders, outside water tap.

The brick built garage has an up and over door and has power and lighting, to the rear of the garage is the original coal store which is currently used to store wood for the log burner.

#### Other Details

Tenure - Freehold

Council Tax Band D (£2,186.55 per annum)

EPC Rating TBC



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		
	70	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

