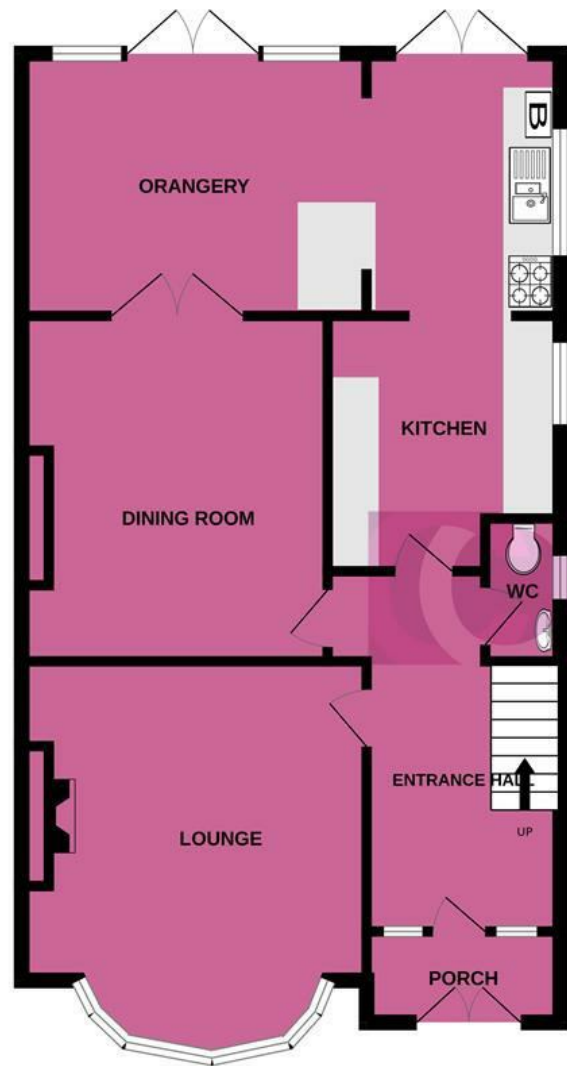
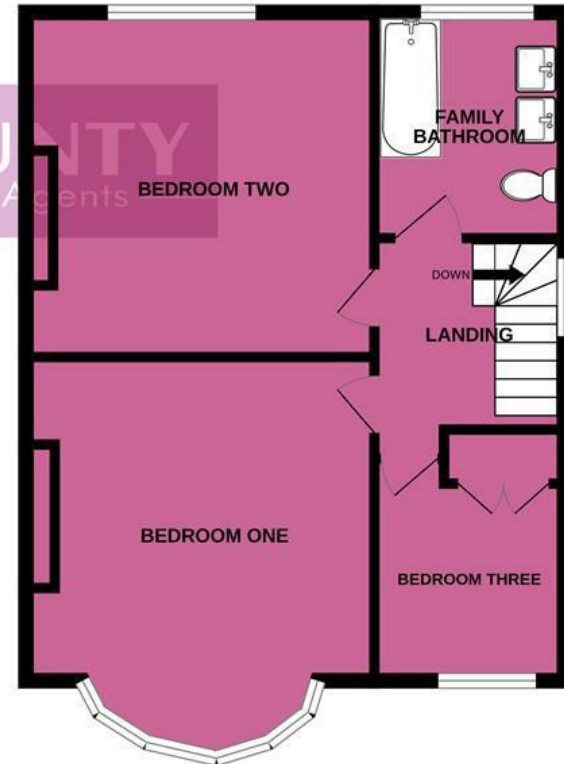


GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

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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**HEELEY ROAD, LYTHAM ST. ANNES  
FY8 2HR**

**ASKING PRICE £265,000**

- OFFERED WITH NO CHAIN - SPACIOUS WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME
- LOCATED IN A POPULAR RESIDENTIAL AREA, CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS
- LOUNGE - DINING ROOM- EXTENDED GALLEY KITCHEN THAT IS OPEN TO THE ORANGERY
- FAMILY BATHROOM - GREAT SIZED SOUTH FACING REAR GARDEN - SUMMER HOUSE - DRIVEWAY







**Entrance**  
UPVC double glazed double doors with opaque glass insets leads into:

**Porch**  
Wooden door with opaque glass inserts, tiled floor, leads into:

**Entrance Hall**  
Stairs leading to the first floor, radiator, laminate flooring, doors lead to the following rooms:

**Lounge**  
14'08 x 11'06 into the bay window  
UPVC double glazed bay window to the front allowing plentiful light, radiator, television and telephone points, picture rail, fireplace and mantel with marble effect backdrop and hearth, housing a living flame gas fire.

**Dining Room**  
13'04 x 10'05  
UPVC double glazed French door with leaded glass inserts, radiator, picture rail, laminate flooring.

**Downstairs WC**  
6'0 x 2'06  
UPVC double glazed opaque window to the side, two piece suite comprising of: WC, wash hand basin, part tiled walls, radiator, vinyl flooring, door leads to under stairs storage cupboard housing the consumer unit and electric meter.

**Kitchen**  
16'10 x 6'10  
Two UPVC double glazed windows to the side and French doors to the rear leading to the garden, a good range of wall and base units with laminate work surfaces, integrated appliances include: 'AEG' electric oven with grill, 'Baumatic' four ring gas hob, overhead extractor fan, stainless steel one and a half bowl sink with drainer, 'Glow Worm' combination boiler, tiled to



splashbacks, space for a dishwasher and fridge/freezer, plumbed for washing machine, under unit lighting, laminate flooring, recessed spot lights, archway open to:

**Orangery**  
10'09 x 10'02  
UPVC double glazed windows and French doors leading to the garden, radiator, laminate flooring.

**Stairs and Landing**  
Aforementioned staircase leading to the first floor, large UPVC double glazed opaque window to the side, loft hatch, doors lead to the following rooms:

**Bedroom Two**  
12'05 x 10'08  
UPVC double glazed window to the front, radiator, picture rail.

**Bedroom One**  
13'06 x 10'07  
UPVC double glazed window to the rear, radiator, picture rail.

**Bedroom Three**  
6'11 x 8'07  
UPVC double glazed window to the front, radiator, built in wardrobe.

**Family Bathroom**  
8'05 x 6'10  
UPVC double glazed opaque window to the rear, three piece white suite comprising of: WC, his and hers vanity wash hand basins, bath with mains plumbed overhead shower, two wall mounted mirrors, tiled to splashbacks, wall mounted heated towel rail, extractor fan, recessed spot lights, vinyl flooring.

**Outside**  
The front of the property has a driveway with off



road parking and is partially laid to lawn with well established planting borders.  
The large south facing rear garden has plant, tree and shrub borders, paved patio perfect for table and chairs, large lawned area, driveway providing access to the summerhouse and a secure side gate.

**Other Details**  
Tenure: Leasehold residue of 999 years  
Ground Rent: £2.50 every 6 months  
Council Tax Band: D (£2,299.59 per annum)  
Energy Rating: TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

