



**LYTHAM ROAD, PRESTON
PR4 1XB**

ASKING PRICE £550,000

- CHAIN FREE - FANTASTIC OPPORTUNITY TO PURCHASE A SUBSTANTIAL DETACHED HOME WITH ADDITIONAL PLOT OF LAND
- THIS CHARACTERFUL PROPERTY IS IDEAL FOR EITHER FAMILY HOME RENOVATION PROJECT OR POTENTIAL DEVELOPMENT OPPORTUNITY
- 4 BEDROOMS - TWO RECEPTION ROOMS - KITCHEN, PANTRY & UTILITY ROOM - BATHROOM & WC
- DOUBLE GARAGE - EXTENSIVE GARDENS - DRIVEWAY & PARKING. ENERGY RATING - E



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 Hall

13'2 x 4'10
External hardwood door with stained glass leaded windows to the front, radiator, cloak hangers, picture rail, telephone point and split level staircase to the first floor

Lounge

15'7 x 12'11
Feature bay window with leaded stain glass tops to the front over looking the garden, radiator, open fireplace with original tiled surround, picture rail and coved ceiling.

Dining Room

15'7 x 12'11
Feature bay window with leaded stain glass tops to the front over looking the garden, radiator, coal effect gas living flame fire set in a marble fireplace, fitted drawer unit in the alcove, picture rail, coved ceiling, and window with leaded stain glass top to the side aspect.

Breakfast Kitchen

12'10 x 9'1
Fitted with a range of base units, complementary work surface incorporating a stainless steel sink with twin drainer and mixer tap and splash back, cooker, space for appliances, radiator, original tiled flooring, window and external door to the rear.

Pantry

9'3 x 7'4 (widest point)
Window to the rear, fitted shelving, under stair storage cupboard, original tiled flooring and window to the rear.

Utility Room

10'5 x 9'3
Window and external door to the rear, plumbed for a washer, space for appliances, fitted shelving, original solid flooring and a radiator.



First Floor Landing

Spacious landing area with spindle balustrade, window to the rear over the split level staircase, and picture rails.

Bedroom One

12'10 x 12'10
Sash style windows with stained glass leaded tops, radiator, original feature fireplace, and picture rail.

Bedroom Two

12'10 x 12'10
Sash style windows with stained glass leaded tops to the front, radiator, original feature fireplace, and picture rail.

Bedroom Three

10'4 x 9;4
Sash style window to the rear, radiator and picture rail.

Bedroom Four

9'4 x 4'10
Sash style window with stained glass leaded top to the front, radiator, and loft access.

Bathroom

9'5 x 9'2
Three piece suite comprising, bath, corner shower step in cubicle with mains shower, wash hand basin with mixer tap, tiled splash back walls, radiator, storage cupboard, cupboard housing the combi boiler, and sash style window to the rear.

Separate WC

Low level W.C. radiator and sash style window to the rear.

Double Garage

27'1 x 17'10
Brick built garage with pitched terracotta tiled roof, two up and over doors, power, lighting, and separate W.C.



Store

Accessed via the garage and currently used as a coal store.

Outside

To the front of the property is a large garden mainly laid to lawn with hedge planted borders, gated driveway that leads down the side of the property to a parking area at the back and to the double garage.

Continuing down the side of the property from the front is a garden mainly laid to lawn and is fence enclosed.

The rear garden is mainly laid to lawn with planted borders behind a low retaining wall.

Plot of Land

Ideal development opportunity!! Currently a large garden to the side of the property mainly laid to lawn and is fence enclosed.

Other Details

Tenure - Freehold
Tax Band - E (£2,729.56 per annum)
Energy Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	