



**GRANGE ROAD, LYTHAM ST. ANNES
FY8 2BN**

ASKING PRICE £315,000

- LARGE PERIOD SEMI DETACHED FAMILY HOME IN TREE LINED LOCATION WITHIN EASY REACH OF ST ANNES SQUARE AND SEA FRONT
- CONVENIENTLY LOCATED CLOSE TO LOCAL SCHOOLS, SHOPS, TRANSPORT LINKS AND MOTORWAY ACCESS
- THREE DOUBLE BEDROOMS - TWO RECEPTION ROOMS - OPEN PLAN DINING ROOM & EXTENDED KITCHEN - FOUR PIECE FAMILY BATHROOM - STORE ROOM
- LARGE AND SUNNY NORTH WESTERLY FACING REAR GARDEN - GARAGE & DRIVEWAY - EPC RATING: D



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





Entrance

Entrance gained via UPVC door with double glazed leaded inserts which leads into;

Entrance Vestibule

Tiled flooring, solid timber door with glass inserts leading into;

Open Plan Entrance Hallway / Cloak Room / Office

Large UPVC stained and leaded double glazed windows to the front, radiator, telephone points, picture rail, coving, alarm panel, stairs to the first floor landing.

Downstairs WC

4'9 x 3'5

Off the entrance hallway is a downstairs WC with wall mounted wash hand basin and WC. There is also space to one side that houses the meters and fuse box.

Reception Room One

15'10 into the bay x 12'6 at widest point

Large UPVC bay stained and leaded double glazed windows to the front, double radiator, wooden surround with marble backdrop and hearth housing log effect gas fire, television and telephone points, picture rail, coving.

Reception Room Two

15'11 x 12'5

UPVC stained and leaded double glazed windows to the rear, UPVC double glazed door which leads out into the rear garden, radiator, brick effect backdrop and surround with tiled hearth housing log effect gas fire, television and telephone points, picture rail, coving.

Kitchen

12'2 at widest point x 11'1

UPVC leaded double glazed windows to the rear and side, UPVC door leading out to the side, good range of wall and base units, laminate work surfaces, stainless steel one and half bowl sink and drainer with chrome mixer tap, integrated appliances include: 'Beko' ceramic hob with overhead illuminated 'Neff' extractor fan and 'Beko' oven, plumbed for washing machine and dishwasher, recessed spotlights.



Dining Room

10'9 x 10'4

UPVC double glazed windows to the side, radiator, inbuilt cupboard housing 'Worcester' combi boiler, inbuilt set of drawers, further cupboard with shelving providing storage space.

First Floor Landing

UPVC stained and leaded double glazed window to the side, radiator, telephone point, loft hatch, solid timber doors leading to the following rooms;

Bedroom Three

10'4 x 10'2

UPVC stained and leaded double glazed windows to the rear, radiator, telephone point, picture rail.

Bedroom Two

13'4 x 11'3

Large UPVC double glazed windows to the front, radiator, built in wardrobes with large wall mounted mirror and shelves, television point, picture rail.

Bedroom One

16' x 11'3

Large UPVC double glazed leaded windows to the rear, radiator, fitted wardrobes with wall mounted mirror and matching bed side cabinets, picture rail, two wall mounted lights.

Store Room

5'10" x 4'0"

UPVC double glazed leaded windows to the rear, wooden shelving.

This room has the potential to either be extended into Bedroom One and converted into an en-suite, or could serve as an access point into a loft room via a set of stairs.

Family Bathroom

12'5 x 5'10

UPVC opaque double glazed windows to the front and side, radiator, four piece suite comprising; pedestal wash



hand basin, WC, bath with chrome mixer tap, overhead mains powered shower in large cubicle, part tiled walls, flotex flooring, recessed spotlights.

Outside

The generously sized front garden is low maintenance providing plentiful off road parking with a driveway to the side leading to a single brick garage. The rear garden is mainly laid to lawn with a shrub border and a block paved area to the side providing space for a dining table & chairs ideal for enjoying the sun, entertaining guests or play area for the children.

Garage

17'5 x 9'9 at widest point

Up and over door, UPVC double glazed door leading out into the garden, power and light, new trip switch fuse box. The roof has been re-felted and reboarded. There is also external power available to the front.

Other Details

Tenure: Leasehold (Approx 905 years left on the lease)

Ground rent: £9.50 per annum

Council Tax Band: D (£2,270.00 per annum)

**** THIS PROPERTY HAS THE POTENTIAL TO BE EXTENDED OUTWARDS AND UPWARDS ****



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	