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ALDER GROVE, LYTHAM ST. ANNES  
FY8 4LA

ASKING PRICE £399,950

- SET IN A PRIME LYTHAM LOCATION - A STONES THROW FROM THE TOWN CENTRE, SHOPS, RESTAURANTS, LYTHAM GREEN & LYTHAM HALL PARK SCHOOL
- GORGEOUS 4 BEDROOM FAMILY HOME WITH STUNNING OPEN PLAN KITCHEN / LIVING AREA
- DINING ROOM OPEN TO SECOND LIVING SPACE - UTILITY ROOM - DOWNSTAIRS WC - FAMILY BATHROOM
- GOOD SIZE PRIVATE SOUTH FACING REAR GARDEN - GARAGE AND OFF ROAD PARKING FOR 2 CARS



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

Contemporary composite entrance door leads into;

### Hallway

Stairs leading to first floor, built in shoe cupboard, large cloaks cupboard, grey wood effect laminate flooring, door leads into;

### Downstairs WC

6'4 x 2'10

UPVC double glazed opaque window to rear, two piece white suite comprising of vanity wash hand basin and WC, part tiled walls, wood effect laminate flooring, underfloor heating, recessed spotlights.

### Open Plan Kitchen / Living Area

21'4 x 11'5 (to widest point)

Fabulous space with two UPVC double glazed windows to the front and further window to the side, large under stairs storage cupboard, good range of contemporary wall and base units with 'Quartz' work surfaces, integrated appliances include; 4 ring induction hob with overhead illuminated extractor, stainless steel one and a half bowl sink and drainer with mixer tap, 'Hotpoint' oven/grill, 'Hotpoint' microwave combi oven, dishwasher, space for American style fridge/freezer, under unit lighting, recessed spotlights, wood effect 'LVT' flooring, USB points under breakfast bar counter, TV point, radiator, contemporary wall mounted radiator, double doors lead to the;

### Dining Room

9'5 x 21'1 (to the widest point)

Gorgeous dining room with feature recessed lighting above, wood effect laminate flooring, cotemporary radiator, high gloss fitted base units with overhead cupboards, work surface and inset large mirror, door leads into utility room and open to rear living area.



### Utility Room

5'10 x 5'8

UPVC double glazed window to side, wall mounted 'Main' boiler, high gloss base units with work surfaces, integrated sink and drainer with mixer tap, plumbed for washing machine and space to stack tumble dryer.

### Rear Living Space

9'9 x 8'7

Accessed via dining room with UPVC double glazed French doors leading to the rear garden and further window to side, feature floor lantern with concealed lighting, wood effect laminate flooring, recessed spotlights, radiator, TV point, wall mounted contemporary fireplace housing electric fire, door with glass insert leads back into the hallway.

### First Floor Landing

Accessed via aforementioned staircase, large storage cupboard with shelving, loft access, doors lead to the following rooms;

### Bedroom One

10'11 x 9'7

Two UPVC double glazed windows to side and rear, radiator, TV point, built in wardrobe space, carpeted.

### Bedroom Two

10'3 x 9'8

Large UPVC double glazed window to rear, radiator, built in wardrobe space, grey wood effect laminate flooring.

### Bedroom Four

8'8 x 7'1

UPVC double glazed window to front, radiator, built in wardrobe space, grey wood effect laminate flooring.

### Family Bathroom

6'3 x 5'5

UPVC double glazed opaque window to front, modern



three piece white suite comprising of bath with feature underlighting and overhead waterfall shower with further shower attachment, vanity wash hand basin and WC, tiled to splashbacks, wood effect laminate flooring, recessed spotlights, extractor fan, wall mounted heated towel rail.

### Bedroom Three

8'11 x 7'5

UPVC double glazed window to front, radiator, grey wood effect laminate flooring.

### Outside

The front garden is laid to shale for ease of maintenance.

The good size and private South facing rear garden has been part laid to lawn and part shale. There is a decked area perfect for table and chairs and a secure rear gate. There is also off road parking for 2 cars.

### Garage

Single brick built garage with up and over door, side access door, power and light.

### Other Details

Tax Band - E ( £2,774.00 per annum )  
Tenure - Freehold



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		
	65	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	