



CHURCH ROAD, LYTHAM ST. ANNES  
FY8 5LH

ASKING PRICE £950,000

- IMPOSING TOWN CENTRE PROPERTY IN THE POPULAR AREA OF LYTHAM ST ANNES - WOULD SUIT PRIVATE CLINIC / TREATMENT ROOMS / VETERINARY PRACTICE ETC.
- BENEFITS FROM LARGE BOARDROOM/OFFICE SPACE TO THE REAR ADJOINING A SUBSTANTIAL 4 SPACE CAR PARK
- LARGE 5 BEDROOM TOWNHOUSE & CONNECTING TWO BEDROOM BUNGALOW CURRENTLY SUCCESSFUL AS ALL YEAR ROUND SERVICED ACCOMMODATION
- MANY OPTIONS AVAILABLE WITH THIS VERSATILE PROPERTY, LENDING ITSELF TO PART RESIDENTIAL AND PART BUSINESS ALSO

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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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#### MAIN TOWN HOUSE

##### Entrance

Original solid wooden entrance door leads into;

##### Entrance Porch

7' x 6'1

Welcoming entrance hall with door which leads into;

##### Reception Room One

15'6 x 12'11

Large sash bay window to front allowing plentiful light, radiator, TV and telephone points, skirting, coving and picture rail, recessed spot lights, 3 uplighter wall lights.

##### Entrance Hall

25'9 x 6'1

Radiator, stairs leading to first and second floors, under stairs cupboard with light housing consumer unit, doors lead to the following rooms;

##### Dining Kitchen

16'7 x 12'7

Fabulous and contemporary kitchen with UPVC double glazed window to rear, wooden flooring, radiator, range of high gloss wall and base units with laminate work surfaces, one and a half bowl sink and drainer, tiled to splash backs, space for range cooker, extractor fan, space for American style fridge/freezer, pantry, plumbed for dishwasher, door leads into rear hallway, kitchen is open to;

##### Dining Room

14'4 x 12'10

Large sash window to front allowing plentiful light, skirting and coving, two radiators.

##### Reception Room Two

15'6 x 12'10

UPVC double glazed window to rear, radiator, feature fireplace housing living flame electric remote controlled fire, skirting, open to study area (measuring 9'10 x 4'9), with shelving, cupboard housing boiler.

##### Split landing

Accessed via aforementioned staircase, doors lead to the following rooms;

##### Utility Room

6'4 x 4'8

UPVC double glazed opaque window to the rear, plumbed for washing machine, space for tumble dryer, shelving, extractor fan, skirting.

##### First Floor WC

6'4 x 2'11

Small UPVC double glazed opaque window to the side, two piece white suite comprising of: WC, vanity wash hand basin, radiator, tiled to splash back.

##### Bedroom Three

11'3 x 9'7

UPVC double glazed window to the rear, feature arching with over head spot lights, radiator, skirting.



##### Family Bathroom

12'10 x 11'2 to the widest point

Gorgeous and luxurious bathroom with UPVC double glazed opaque window to the rear, tiled under floor heating, tiled to splash backs, four piece white suite comprising of: WC, His and Hers vanity wash hand basins, roll top traditional bath, double shower cubicle with waterfall shower and hand held shower attachment, wall mounted mirrored cabinet, wall mounted heated towel rail, air conditioning unit.

##### Bedroom One

13'5 x 12'11

Sash window to front, radiator, coving and skirting, air conditioning uit.

##### Snug/Study

7'10 x 6'2

Sash window to the front, radiator, skirting.

##### Bedroom Two

14'3 x 12'10

Sash window to the front, radiator, coving, skirting.

##### Second Floor Landing

Large velux skylight, radiator, large storage cupboard with shelving, doors lead to the following rooms;

##### Bathroom

12'11 x 11'10

UPVC double glazed window to rear, radiator.

##### Bedroom Four

13'6 x 12'11

Sash window to front, radiator, loft hatch.

##### Bedroom Five

14'11 x 10'11

Velux window to rear, radiator, eaves access.

#### SELF CONTAINED BUNGALOW

##### Entrance

12'9 x 6'4

\*\*\*Under floor heating throughout\*\*\*

Three Velux windows, two UPVC double glazed doors to either side, radiator, built in cupboard. door leads into the Entrance Hall (10'2 x 7'1), fitted cupboard which houses water circulating pump, door leads to;

##### Bedroom One

11'6 x 10'2

Two UPVC double glazed windows to the front looking back into the main property, television point, air conditioning unit.

##### Downstairs WC

6'6 x 4'10

UPVC double glazed opaque window to the front, two piece white suit comprising of: WC, vanity wash hand basin, PVC cladded walls, wall mounted heated towel rail.

##### Shower Room

6'6 x 4'10

Two piece white suite comprising of: vanity wash hand basin, shower cubicle with electric shower, PVC cladded walls.



##### Open Plan Lounge/Dining Kitchen

20'6 x 19'8

Fabulous open plan living space with two floor to ceiling UPVC double glazed windows with electric blinds, UPVC double glazed door, under floor heating, selection of contemporary high gloss base units with laminate work surfaces, integrated one and half bowl sink and drainer, integrated four ring induction hob, oven with grill, space for fridge, space for dining table and chairs, space for a sofa, feature fireplace with remote controlled electric fire, television point, air conditioning unit, skirting, recessed spot lights over the kitchen, door leads to;

##### Bedroom Two

8'6 x 8'3

UPVC double glazed opaque window to the rear.

##### Outside

The front of the property is low maintenance with shrub and flower borders.

There is a paved area to the rear perfect for a table and chairs and there are currently four off road parking spaces

This could be adapted to create a walled garden if required.

##### Other details

Tenure - FREEHOLD - Council Tax Band: G £3,603.04 per annum

\*\*\*\* Planning has been approved for external garden area with additional parking \*\*\*\*



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		
	50	73
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	