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RING DYKE WAY, LYTHAM ST. ANNES
FY8 4PT

ASKING PRICE £395,000

- WELL PRESENTED DETACHED HOUSE OFFERING FLEXIBLE FAMILY LIVING ACCOMMODATION
- SITUATED IN A MUCH SOUGHT AFTER RESIDENTIAL LOCATION CLOSE TO LYTHAM TOWN CENTRE, LOCAL SCHOOLS AND TRANSPORT LINKS
- LOUNGE - WC - INTEGRAL GARAGE - EXTENDED CONTEMPORARY KITCHEN/DINER AND SECOND RECEPTION ROOM - FOUR DOUBLE BEDROOMS - MODERN SHOWER ROOM
- BEAUTIFULLY LANDSCAPED WRAP AROUND GARDEN - ENERGY 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.



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Entrance
UPVC double glazed door with opaque leaded glass inserts leads into;

Porch
Wood effect laminate flooring, wooden door with opaque glass inserts leads into;

Lounge
18'10 x 15'09
UPVC double glazed window to the front, wood effect laminate flooring, two double radiators, telephone point, television point, illuminated living flame electric fire, LED feature light fittings, storage cupboard, stairs lead to the first floor, door leads to;

Inner Hallway
Wood effect laminate flooring, doors lead to the following rooms;

Garage
Single integral garage with up and over door, power and lighting, Worcester boiler, plumbed for washing machine, space for a tumble dryer, gas and electric meters.

WC
5'06 x 2'06
UPVC double glazed opaque window to the side, fully tiled floor, fully tiled walls, composite plastic ceiling, two piece white suit comprising of; WC, vanity wash hand basin with cupboard.

Open Plan Kitchen/Dining and Reception Room
21'01 x 20'07 to widest point
UPVC double glazed window to the side and to the rear, UPVC patio door to the rear leading to the garden, LED feature light fittings, wood effect laminate flooring, two contemporary vertical radiators, extensive wood laminate effect working surfaces, stainless steel one and a half bowl sink with drainer,



space for dishwasher, space for American style fridge freezer, composite plastic splash backs, contemporary high gloss wall and base units, integrated appliances include; Hotpoint electric oven, Hotpoint electric grill, four ring gas hob, overhead illuminated extractor fan, there is space for a family sized dining table and chairs plus additional entertaining area.

Fourth bedroom/Study
10'04 x 8'10
UPVC double glazed window to the side, double radiator. This room is currently being used as a study but is a great sized double bedroom.

Stairs and Landing
Aforementioned staircase leads to the first floor, loft hatch, doors lead to the following rooms;

Bedroom One
14'00 x 11'11 to fitting wardrobes
UPVC double glazed window to the front, ornate light fitting, double radiator, modern fitted wardrobes with open shelving.

Bedroom Two
21'03 x 8'10
Two UPVC double glazed windows to the side allowing plentiful light, two double radiators, storage cupboard. Previously two double bedrooms, this large space offers possibilities to re-configure in the future if required.

Bedroom Three
9'11 x 8'11
UPVC double glazed window to the front allowing plentiful light, double radiator.

Shower Room
8'03 x 5'09
UPVC double glazed opaque window to the side, fully tiled floor, fully tiled walls, composite plastic ceiling,



composite plastic wall covering to shower area, contemporary radiator, three piece white suit comprising of; WC, vanity wash hand basin with cupboard, walk in shower with mains plumbed waterfall shower and further shower attachment, recessed LED spotlights.

Outside
The front of the property is stone paved and boasts parking for up to three cars.

The recently landscaped private garden wraps around the property and is part stone paved, there is ample space for garden furniture at both ends of the garden, water feature, two laid to lawn areas and well established shrub and planting borders with grey slate shingle.

Other Details
Tenure - Leasehold 999 Years from 1st April 1969
Ground Rent - (£10.00 per annum)
Council Tax - Band E (£2,642.23 per annum)
Energy Rating - D
Solar panels fitted to the roof

