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**ASHLEY ROAD, LYTHAM ST. ANNES
FY8 3AS**

£225,000

- OFFERED WITH NO FORWARD CHAIN IS THIS SPACIOUS SEMI DETACHED FAMILY HOME ON A TREE LINED ROAD
- SITUATED IN AN EXCELLENT LOCATION - CLOSE TO LOCAL SHOPS & BUS ROUTES & WITHIN EASY REACH OF ST ANNES SQUARE
- LOUNGE - REAR RECEPTION ROOM - STUDY/OFFICE - KITCHEN - SUN ROOM - THREE BEDROOMS - BATHROOM - SEPARATE WC
- SOUTH EASTERLY FACING REAR GARDEN - GARAGE - EPC

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  1
  2
  2
  1
 



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
Entrance gained via UPVC door with double glazed stained and leaded glass inserts.

Entrance Hallway
UPVC double glazed leaded window to the front, cupboard housing the fuse box and meters, telephone point, stairs leading to the first floor landing, solid timber doors leading to the following rooms;

Reception Room One
14'6 into the bay x 11'8
Large UPVC double glazed bay window to the front, radiator, tiled fireplace and hearth with space for a gas fire, grey laminate flooring, television point, picture rail, coving.

Reception Room Two
12'10 x 11'2
Large UPVC double glazed window to the rear, radiator, tiled fireplace and backdrop, grey laminate flooring, picture rail.

Study/Office
6'3 x 9'3
UPVC double glazed windows to the side, radiator, grey laminate flooring, picture rail.

Kitchen
10'11 x 6'1
Two sets of UPVC windows to the side, good range of wall and base units, wooden work surface with stainless steel sink and drainer, laminate work surface with integrated four ring gas hob, overhead extractor fan, integrated electric oven, plumbed for washing machine, tiled to splash backs, radiator, grey laminate flooring. The kitchen flows nicely into;

Sun Room
6'7 x 5'11
UPVC double glazed windows to the side and rear,



UPVC door leads out to the side of the property, tiled flooring.

First Floor Landing
Large UPVC double glazed stained glass leaded window to the side, solid timber doors lead to the following rooms;

Bathroom
6'1 x 5'10
UPVC double glazed opaque window to the rear, three piece white suite comprising of; pedestal wash hand basin, WC, bath with overhead mains plumbed shower, radiator, cupboard housing 'Worcester' combi boiler.

Separate WC
3'3 x 2'9
UPVC double glazed opaque window to the side, WC, radiator, part tiled walls, tiled flooring.

Bedroom Two
12'9 x 11'2 at widest point
Large UPVC double glazed windows to the rear, radiator, wooden fireplace with tiled back drop, picture rail.

Bedroom One
14'6 x 11'2 at widest point
UPVC double glazed window to the front, radiator, picture rail, grey wood effect laminate flooring, wooden fireplace with tiled surround.

Bedroom Three
8'8 x 6'3
Two sets of UPVC double glazed windows to the front, radiator, picture rail, laminate flooring.

Outside
To the front is a driveway leading to a single brick garage, there is also a large graveled area bordered



by established trees. The substantially sized south easterly rear garden is laid to lawn with shrub / established tree borders perfect for enjoying the sun, entertaining guests or a play area for the children.

Garage
16'7 x 8'10
Accessed via up and over door the garage has power, light and a single glazed window to the rear, UPVC double glazed windows to the side.

Other Details
Tenure: Leasehold 898 Years Remaining
Ground Rent: £5.50 (per annum)
Council Tax Band: D (£2,270.00 per annum)
Energy Rating: TBC



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