



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024



**ST. LEONARDS ROAD EAST, LYTHAM ST. ANNES ASKING PRICE £268,000**  
**FY8 2HW**

- IMMACULATELY PRESENTED AND READY TO MOVE INTO SEMI DETACHED FAMILY HOME IN VERY SOUGHT AFTER RESIDENTIAL LOCATION
- CONVENIENTLY CLOSE TO LOCAL SHOPS & SCHOOLS, ST ANNES BEACH AND MOTORWAY ACCESS
- THREE RECEPTION ROOMS - LARGE GALLEY STYLE KITCHEN - SHOWER ROOM - THREE BEDROOMS - DOWNSTAIRS WC
- SUNNY 82FT LONG REAR GARDEN - OUTBUILDING - GARAGE & OFF ROAD PARKING - 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.

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#### Entrance

UPVC door with double glazed opaque glass insert and double glazed opaque window to side leading into;

#### Hallway

Radiator, staircase leading to first floor landing, telephone point, cupboard housing gas meter, under stairs storage cupboard, new grey wood effect laminate flooring, doors leading to the following rooms;

#### Downstairs WC

3'7 x 2'3

UPVC double glazed opaque window to side, combined two-in-one WC and wash hand basin, new grey wood effect laminate flooring.

#### Reception Room One

14'5 x 11'5

Large UPVC double glazed walk in bay window to front, designer vertical radiator, recently laid carpet, fitted blinds, skirting boards, coving.

#### Reception Room Two

12'11 x 10'11

Wooden fire surround with marble back drop and hearth with space for an electric fire or log burner, fitted base cupboards, radiator, wall lights, skirting boards, coving, open to;

#### Extended Lounge

10'5 x 9'7

UPVC double glazed tilt and turn door with UPVC double glazed window to side leading out to the rear garden, radiator, space for dining table and chairs, skirting boards, coving,

#### Kitchen

20'1 x 6'

UPVC double glazed windows to side and rear, comprehensive range of fitted wall and base units with laminate work surfaces, integrated electric double



oven, four ring gas hob, space for freestanding low level fridge, dishwasher, washing machine and low level freezer, stainless steel sink and drainer, tiled flooring, tiled walls, wall mounted 'Worcester' combination boiler which is 6 years old.

#### First Floor Landing

Aforementioned staircase leading to the first floor landing, UPVC double glazed opaque tilt and turn window to side, fitted blinds, recently laid carpet. doors leading to the following rooms;

#### Shower Room

8'5 x 6'3

UPVC double glazed opaque window to rear, three piece suite comprising; shower cubicle with contemporary overhead electric shower, pedestal wash hand basin, WC, tiled walls, tiled flooring, radiator, chrome wall mounted towel heater.

#### Bedroom One

12'8 x 9'7

UPVC double glazed window to front, radiator, recently laid carpet, skirting boards, coving.

#### Bedroom Two

12'11 x 9'8

Large UPVC double glazed window to rear, radiator, recently laid carpet, loft hatch leading to loft which is boarded with light.

#### Bedroom Three

8'2 x 6'3

UPVC double glazed tilt and turn window to front, radiator, recently laid carpet.

#### Outside

Laid to lawn front garden with shrub borders. Block paved driveway providing off road parking for numerous cars and access to single garage with double opening doors, power and light. The is an



outside water point to the side of the property. Large private and sunny rear garden which is mostly laid to lawn with mature plant, fruit trees and shrub borders ideal for outdoor dining, enjoying the sunshine, entertaining guests or play area for the children. Large paved patio area to the rear with outbuilding providing good storage space.

#### Other Details

Tenure - Leasehold ( 905 years left on the lease )

Ground rent: £5.50

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

The property is set up for fibre optic broadband and was re-wired 3 years ago.

In the rear garden there are apple, plum and pear trees.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	