



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



**SOUTH PARK, LYTHAM ST. ANNES  
FY8 4QU**

**ASKING PRICE £385,000**

- RECENTLY RENOVATED DETACHED FAMILY HOME IN IMMACULATE CONDITION - CHAIN FREE
- 3 BEDROOMS WITH FOURTH BEDROOM/OFFICE - SPACIOUS LOUNGE - CONTEMPORARY KITCHEN - DINING ROOM/SECOND RECEPTION ROOM - FOUR PIECE MODERN BATHROOM - STORE ROOM
- SET IN A PRIME LYTHAM LOCATION CLOSE TO THE TOWN CENTRE, SHOPS, RESTAURANTS, LYTHAM GREEN & LYTHAM HALL PARK SCHOOL
- SOUTH FACING REAR GARDEN - SINGLE GARAGE & OFF ROAD PARKING FOR SEVERAL 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

UPVC double glazed and leaded windows to the front, UPVC door with stained and leaded glass inserts leads into;

#### Entrance Vestibule

Radiator, tiled flooring, dado rail, timber door with single glazed inserts leads into;

#### Reception Room One

16'10 at widest point x 11'10

Large UPVC double glazed window to the front, three radiators, fire place with wooden surround and tiled hearth housing living flame gas fire, television and telephone points, set of wall lights, recently fitted carpet, coving, staircase leading to the first floor landing, set of timber doors with single glazed inserts leading into;

#### Reception Room Two / Dining Room

15'9 x 11'11

UPVC double glazed French doors leading out into the rear garden with UPVC double glazed windows to either side, radiator, set of wall lights, recently fitted carpet.

#### Kitchen

11'5 x 10'10

UPVC double glazed window to the rear, good range of contemporary wall and base units, wooden work surfaces, one and half bowl sink and drainer, brand new integrated appliances comprising of; 'Beko' four ring gas hob with overhead illuminated 'Lamona' extractor hood, 'Lamona' dishwasher, 'Indesit' electric oven, vertical radiator, wood effect vinyl flooring, coving. Timber door leading into the garage.

#### Bedroom Four/Office

11'11 x 7'6

UPVC double glazed windows to the front and rear, two radiators, laminate flooring, coving.



#### First Floor Landing

Loft hatch, doors lead to the following rooms;

#### Bedroom One

13'11 x 9'11

Large UPVC double glazed window to the front, large radiator, recently fitted carpet, coving.

#### Bedroom Two

13'10 at widest point x 9'5

Large UPVC double glazed window to the rear, large radiator, recently fitted carpet, coving.

#### Bathroom

10'11 x 6'6

Large UPVC double glazed opaque window to the rear, four piece white suite comprising of; vanity wash hand basin, shower cubicle with overhead mains powered shower, corner bath and WC, wall mounted heated towel rail, part tiled walls, vinyl flooring, extractor fan.

#### Bedroom Three

9'11 x 8'1

Large UPVC double glazed window to the front, radiator, fitted wardrobe, recently fitted carpet.

#### Store Room

5'0 x 2'8

Provides plentiful storage space.

#### Garage

17'5 x 8'7

Accessed via an up and over door. Gas and electric meters, fuse box, laminate work surfaces, 'Glow Worm' combi boiler, plumbed for a washing machine, space for tumble dryer, UPVC double glazed opaque door to the side.

#### Outside

To the front is a block paved driveway providing off road parking for several vehicles with a large laid to



lawn area running along side it.

The rear garden is mostly laid to lawn with a large patio area to the immediate rear of the property for ease of maintenance with plentiful space for garden furniture. There is also a large wooden shed providing storage space for gardening equipment and furniture, outside water tap and gate to the side providing access to the front.

#### Other Details

Tenure: Leasehold - There are 941 years remaining on the lease

Ground rent: approx £15.00 per annum

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

EPC rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	