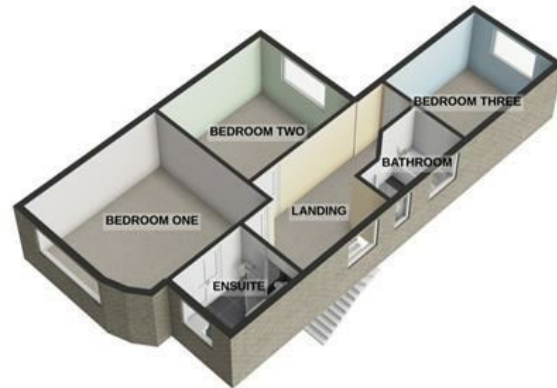


GROUND FLOOR  
78.8 sq.m. (848 sq.ft.) approx.



FIRST FLOOR  
56.2 sq.m. (605 sq.ft.) approx.



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

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.



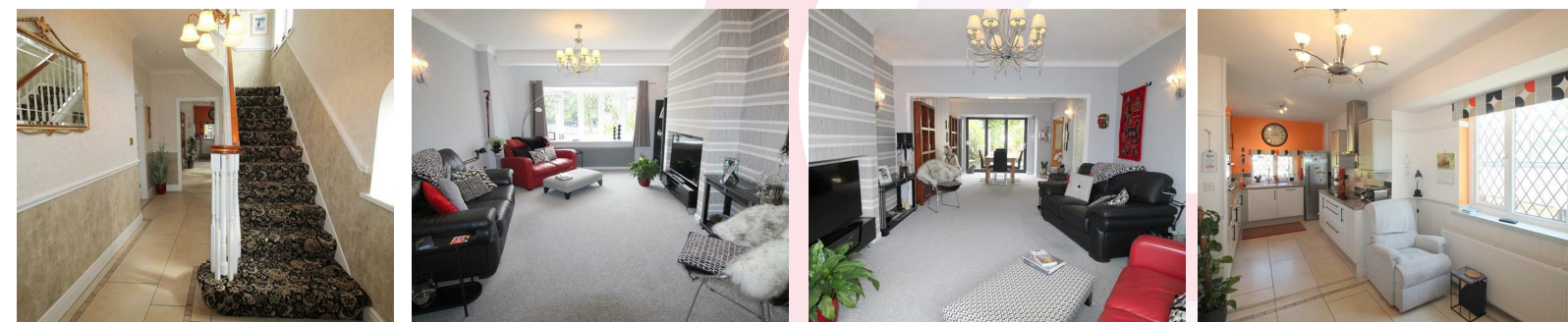
7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



SHALBOURN ROAD, LYTHAM ST. ANNES  
FY8 1DN

OFFERS IN EXCESS OF  
£430,000

- SPACIOUS AND BEAUTIFULLY PRESENTED SEMI DETACHED ART DECO PERIOD BAY FRONTED FAMILY HOME IN A HIGHLY SOUGHT AFTER LOCATION SITUATED ON A QUIET TREE LINED ROAD
- TWO RECEPTION ROOMS - THREE BEDROOMS WITH LARGE EN-SUITE SHOWER ROOM OFF THE MASTER BEDROOM - MODERN KITCHEN - FAMILY BATHROOM - UTILITY ROOM - OFFICE/STUDY
- CLOSE TO AKS INDEPENDENT COEDUCATIONAL SECONDARY SCHOOL, FAIRHAVEN LAKE, BUS ROUTES AND WITHIN CLOSE PROXIMITY TO ST ANNES TOWN CENTRE
- ENCLOSED PRIVATE REAR GARDEN - DRIVEWAY WITH GARAGE AND OFFICE TO THE REAR - EPC RATING: D





#### Entrance

Entrance gained via solid timber door with double glazed and leaded glass inserts leading into;

#### Entrance Hallway

Warm and welcoming entrance hallway. Staircase leading to the first floor landing, UPVC double glazed and leaded window to the side, radiator, tiled flooring throughout, coving, dado rail, timber doors leading to the following rooms;

#### Reception Room One

13'6 x 12'10

UPVC double glazed and leaded bay window to the front, radiator, television and telephone points, coving. The lounge flows nicely into;

#### Dining Room

15'8 x 12' at widest point

Bi-folding doors to the rear which open up to the rear garden, double vertical radiator, plentiful space for dining table and chairs, coving. Wooden bi-folding doors with obscure glass inserts leading into;

#### Reception Room Two

10'10 x 10'5

UPVC double glazed and leaded windows, large radiator, tiled flooring, picture rail, dado rail, small tiled step up into;

#### Kitchen

12'1 x 8'7

UPVC double glazed and leaded windows to the side and rear, good range of wall and base units, recently installed integrated 'Neff' double oven, 'AEG' induction hob with overhead illuminated extractor hood, wood laminate work surfaces, one and half ceramic bowl and drainer, tiled flooring, part tiled walls, space for fridge freezer. Timber door with glass inserts leading into;

#### Utility Room

17'6 x 8'10

UPVC door with double glazed opaque inserts to the front, UPVC double glazed opaque window to the front, good range of base units, laminate work surfaces, plumbed for washing machine, space for a dryer, space for an under counter fridge or freezer, gas central heating boiler which is under warranty for the next 8 years, radiator, UPVC door with double glazed opaque inserts leading into the rear garden, timber door leading into;



#### Office/Study

14' x 8'10

UPVC double glazed window to the side, two radiators, part laminate part tiled flooring, recessed spotlights.

#### Downstairs WC

4'4 x 3'10

UPVC double glazed opaque window to the side, two piece white suite comprises of; WC and wall hung wash hand basin, tiled flooring, fitted cupboards housing the meters.

#### First Floor Landing

Large UPVC double glazed and leaded window to the side, radiator, dado rail, loft hatch, doors to all rooms.

#### Bedroom One

14'6 into the bay x 11'2

UPVC double glazed and leaded bay window to the front, underfloor heating, good range of fitted wardrobes with matching drawers, television point, recessed spotlights, coving, archway behind set of two wooden doors leading into;

#### En-suite

7'11 x 7'5

UPVC double glazed opaque and leaded window to the front, three piece suite comprising; vanity wash hand basin, WC, large walk in mains powered shower, part tiled walls, part exposed brick feature, under floor heating, wall and floor mounted radiator, recessed spotlights, extractor fan, tiled flooring,

#### Bedroom Two

12'11 x 11'7

UPVC double glazed and leaded windows to the rear, radiator, large freestanding part mirror fronted wardrobe, coving.

#### Bathroom

9'4 x 5'9

Two sets of UPVC double glazed opaque and leaded windows to the side, four piece suite comprising; large walk in overhead shower with further shower attachment and floor drain, vanity wash hand basin with incorporated WC, corner jacuzzi bath, under floor heating, wall mounted towel heater, tiled walls, tiled floor, recessed spotlights.



#### Bedroom Three

11'7 x 8'7

UPVC double glazed and leaded window to the rear, radiator, laminate flooring.

#### Outside

Paved driveway to the side providing off road parking space for several vehicles with matching pathway along the front of the house. The front garden is laid with golden gravel and has shrub/bush borders.

Beautifully landscaped and vibrant private rear garden perfect for relaxing in, entertaining guests or as a play area for the children. Mostly paved for ease of maintenance with a raised area to the bottom of the garden plus a further area to the immediate rear of the property providing space for outdoor seating or dining. The rear garden has also has shrub and bush borders, raised planters and solar powered outdoor lighting.

#### Other Details

Tenure: Leasehold

Ground rent: TBC

Number of years left on the lease: TBC

Council Tax Band: E ( £2,774.00 per annum )

\* There is a hot water tank in the loft.

\* This property was originally built as a holiday home for the staff at Marks and Spencers in the 1930's and still has the original flat roof underneath the pitched roof. Originally a four bedroom house, the fourth bedroom was converted into a large en-suite.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	78