



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



HIGHBURY ROAD EAST, LYTHAM ST ANNES
FY8 2LE

ASKING PRICE £189,950

- SEMI DETACHED HOUSE ON A LARGE CORNER PLOT WITH AN ABUNDANCE OF POTENTIAL TO BECOME A BEAUTIFUL FAMILY HOME
- LOCATED CLOSE TO BUS ROUTES, ST ANNES TOWN CENTRE & MOTORWAY ACCESS
- SOUGHT AFTER LOCATION WITH VIEWS OVER OLD LINKS GOLF COURSE & WITHIN A SHORT WALK OF THE BEACH AND NEARBY AMENITIES
- TWO DOUBLE BEDROOMS - GROUND & FIRST FLOOR SHOWER ROOMS - BRIGHT & SPACIOUS LOUNGE - KITCHEN - SEPARATE ENCLOSED REAR GARDEN - OFF ROAD PARKING





Porch Entrance

UPVC double glazed porch with opaque glass inserts leads into:

Hallway

Composite plastic paneling, under stairs storage cupboard housing the consumer unit and electric meter, stairs lead to the first floor, doors lead to the following rooms:

Lounge

15'11 x 12'0
UPVC double glazed window to the front with views looking out to St Annes Old Links Golf Course, two further UPVC double glazed windows with opaque glass inserts to either side of the chimney breast, telephone and television points, double radiator.

Kitchen

12'06 x 10'11
UPVC double glazed French doors which lead out to the rear garden, good range of modern fitting base units with laminate work surfaces, stainless steel one and a half bowl sink and drainer 'Worcester' boiler, plumbed for washing machine, space for cooker, double radiator, recessed spotlights.

Downstairs Shower Room

8'04 x 4'07
UPVC double glazed top light window with opaque glass insert to the rear, three piece white suite comprising of: vanity unit with white gloss cabinet incorporating, WC and wash hand basin, double walk in shower cubicle with mains plumbed waterfall shower and further shower attachment, wall mounted heated towel rail, composite plastic wall and ceiling covering, recessed spotlights.

First Floor Landiing

Aforementioned staircase leading to the first floor, loft hatch, doors lead to the following rooms:



Bedroom One

15'11 x 12'01
Large UPVC double glazed window to the front, two double radiators, laminate flooring.

Bedroom Two

15'10 x 8'06
UPVC double glazing window to the rear, fitted wardrobes, double radiator, television point.

Upstairs Shower Room

7'05 x 6'10
UPVC double glazed opaque window to the side, three piece white suite comprising of: vanity unit with white gloss cabinet incorporating, WC and wash hand basin, shower cubicle with mains plumbed shower, wall mounted heated towel rail, large storage cupboard, composite plastic wall covering.

Outside

The spacious garden wraps around the property from front to rear with a separate enclosed rear garden which is gated to the side and surrounded with heavy duty fencing for privacy. There is huge potential to landscape this great sized sunny garden.

The driveway has space for two to three cars and one can be securely kept behind the gates.

Other Details

The property benefits from new windows, wiring, plumbing, gas central heating system and is fully insulated.

Council Tax Band: C (£2,044.08 per annum)
Tenure: Leasehold and Freehold
Number of years left on the lease: 928
Ground Rent: £9.00
Energy Rating: C

