



**LAPWING ROW, LYTHAM ST. ANNES
FY8 4FL**

£515,000

- GORGEOUS FAMILY HOME SET ON THE LARGEST PLOT FOR 'BALTIMORE' STYLE PROPERTIES ON CYPRESS POINT OFFERED WITH NO CHAIN
- IMMACULATELY PRESENTED THROUGHOUT - MANICURED FRONT & REAR GARDENS

- SPACIOUS LOUNGE - 2 ADDITIONAL RECEPTION ROOMS - STUDY - BREAKFAST KITCHEN - UTILITY - DOWNSTAIRS WC - FAMILY BATHROOM
- 4 BEDROOMS WITH EN SUITE TO PRINCIPLE, PLUS A WALK IN WARDROBE - SUNNY REAR GARDEN - DOUBLE GARAGE & DRIVEWAY



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

Brand new composite entrance door with opaque glass windows either side leads into;

Entrance Hall

Bright and welcoming entrance hall with stairs leading to the first floor, radiator, large under stairs cupboard with light, doors lead to the following rooms;

Family Room

10'8 x 8'2

Feature UPVC double glazed arch window to front, radiator, TV point.

Dining Room

10'10 x 10'8

Feature UPVC double glazed arch window to front, radiator.

Downstairs WC

UPVC double glazed opaque window to side, wood effect vinyl flooring, half tiled walls, two piece white suite comprising of pedestal wash hand basin and WC.

Study

10'8 x 6'7

UPVC double glazed window to side, radiator, TV point, telephone point.

Lounge

15'5 x 13'5

Spacious principle reception room with UPVC double glazed French doors leading out into the rear garden, further UPVC double glazed window to side, feature fireplace with wooden surround housing real fire, (class flu 1 which will accommodate any type of fire), 2 wall lights, radiator, telephone and TV points.

Breakfast Kitchen

13'5 (max) x 13'1 (max)

Two UPVC double glazed windows to side and rear, good range of wall and base units with laminate work surfaces, integrated appliances include; stainless steel one and a half bowl and drainer, dishwasher, double oven/grill, 4 ring gas



hob with overhead illuminated extractor, tiled to splash backs, wood effect vinyl flooring, radiator, breakfast bar, door leads into;

Utility Room

6'2 x 5'3

Brand new composite door to side, UPVC double glazed window to rear, plumbed for washing machine, space for tumble dryer, laminate work surface with stainless steel sink and drainer, radiator, extractor fan, wall mounted boiler.

Stairs lead to First Floor Landing

The landing has a central UPVC double glazed window allowing plentiful light, access to large loft via a pull down ladder (the loft is fully boarded and lagged with lighting and electrics, doors lead to the following rooms;

Bedroom Four

10'8 x 7'10

UPVC double glazed window to front, radiator.

Bedroom Three

10'8 x 9'2

UPVC double glazed window to front, radiator, TV point.

Family Bathroom

10'8 x 7'7

UPVC double glazed opaque window to side, three piece white suite comprising of vanity wash hand basin, bath with overhead shower and WC, wood effect vinyl flooring, half tiled walls, radiator, wall mounted mirror with overhead spotlights, extractor fan, airing cupboard with shelving housing hot water cylinder.

Bedroom Two

11'10 x 11'6

UPVC double glazed window to rear, radiator, TV point.

Bedroom One

13'5 x 11'2

UPVC double glazed window to rear, radiator, TV and telephone points, walk in wardrobe with shelving and hanging space.



En Suite

10'8 x 6'11

UPVC double glazed opaque window to side, three piece white suite comprising of shower cubicle, vanity wash hand basin and WC, tiled floor and half tiled walls, wall mounted mirror with overhead spotlights, radiator, extractor fan.

Outside

Located on the largest 'Baltimore' plot, this home benefits from a beautiful frontage comprising of manicured shrubs and foliage and well maintained bespoke paving.

The good size rear garden is newly laid to lawn with bespoke paving and hedge border. There is a garden shed, outside lighting and external electric sockets. There is a secure side gate.

Garage

Double brick built garage with electric roller doors, electric sockets and lighting, UPVC window and side access door. Can easily accommodate 2 cars.

Other Details

Tenure - FREEHOLD This has been purchased Tax Band - F (£3,321.64 per annum).

The property is fully alarmed with links to response call centre.

Professionally decorated throughout and move in ready.

New windows throughout.

New flooring throughout.

There are Sky aerials in all rooms.

Cavity wall insulation with warranty.

New plastic gutters, soffits and fascias.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC	