

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 © 2025

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.



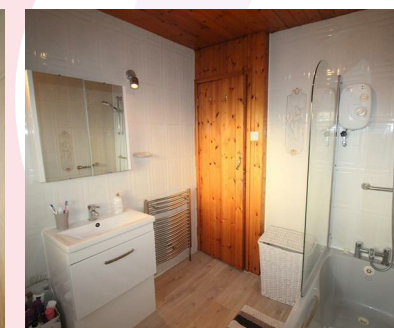
7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



ST. DAVIDS ROAD NORTH, LYTHAM ST. ANNES
FY8 2DJ

OFFERS IN THE REGION
OF £195,000

- DECEPTIVELY SPACIOUS & WELL PRESENTED FAMILY HOME CLOSE TO THE BEACH
- CLOSE TO LOCAL SHOPS, AMENITIES, BUS ROUTES AND WITHIN EASY REACH OF ST ANNES SQUARE
- THREE DOUBLE BEDROOMS - LOUNGE - DINING ROOM - MODERN BREAKFAST KITCHEN - THREE PIECE FAMILY BATHROOM
- SUBSTANTIALLY SIZED SOUTH WESTERLY FACING REAR GARDEN - OFF ROAD PARKING - EPC RATING: D





Entrance
UPVC entrance door with double glazed decorative glass insert leads into;

Hallway
Cloaks cupboard with shelving, under stairs cupboard housing meters, radiator, stairs leading to first floor, door leads into;

Dining Room
16'8 x 10'10
UPVC double glazed patio doors lead out into the rear garden, television point, radiator, fireplace, two wall lights, picture rail, laminate flooring, set of doors leading into;

Lounge
10'10 x 10'10
UPVC double glazed leaded window to front, picture rail, original beams to ceiling, hearth, radiator.

Breakfast Kitchen
19' x 6'10
UPVC double glazed leaded window to front, UPVC door to rear, brand new fitted kitchen which includes: good range of wall and base units, wooden work surfaces, stainless steel bowl sink and drainer with chrome mixer tap, integrated appliances include; electric hob with overhead illuminated extractor hood, electric oven, dishwasher and fridge freezer, breakfast bar, radiator, laminate flooring, set of chrome lights.

Stairs lead to First Floor
UPVC double glazed leaded window to half landing allowing natural light, doors lead to the following rooms;

Bedroom Three
10'11 x 10'11
UPVC double glazed leaded window to front, fitted wardrobes with large shelving unit, radiator, television point.



Bedroom One
15'4 x 10'10
UPVC double glazed leaded window to rear, fitted wardrobes with matching drawers, television point, radiator.

Bathroom
8'3 x 6'11
Opaque window to rear, three piece suite comprising of bath with overhead shower and glass screen, vanity wash hand basin and WC, wood effect laminate flooring, fully tiled walls, shaving socket, wall mounted chrome heated towel rail, wall mounted mirrored cabinet with lighting to both sides.

Airing cupboard
Good size cupboard with shelving and loft access.

Bedroom Two
11'8 x 7'9
Two UPVC double glazed leaded windows to front, radiator.

Outside
The South Westerly facing rear garden is a good size, laid to gravel with shrub and tree borders. There is an outbuilding with up and over door and further access door and window. garden shed, outside water tap, security light, secure gate leading to ginnel.

Other Details
Tenure - Leasehold
Length of lease: Approx 900 years remaining
Ground rent: £2.95 paid half yearly
Tax Band - C (£2,018.00 per annum)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC