



GROUND FLOOR  
204.3 sq.m. (2199 sq.ft.) approx.



FIRST FLOOR  
154.8 sq.m. (1667 sq.ft.) approx.



DETACHED SELF-CONTAINED  
BUNGALOW  
85.6 sq.m. (917 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 © 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.



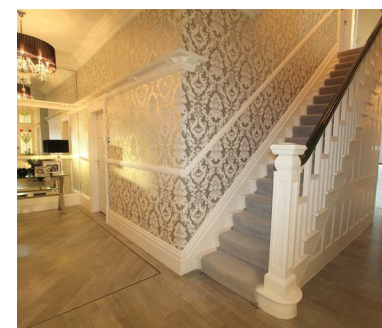
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## ST. ANNES ROAD EAST, LYTHAM ST. ANNES FY8 3HT

ASKING PRICE £925,000

- ABSOLUTLEY STUNNING FOUR / FIVE BEDROOM PERIOD FAMILY HOME - IMMACULATELY PRESENTED THROUGHOUT AND FINISHED TO AN EXTREMELY HIGH STANDARD
- IMPRESSIVE ENTRANCE HALL - LARGE LOUNGE - COFFEE LOUNGE - OFFICE/STUDY - DINING ROOM - LARGE BREAKFAST KITCHEN - UTILITY ROOM AND DOWNSTAIRS WC
- GORGEOUS PRINCIPLE BEDROOM WITH CONTEMPORARY EN SUITE - SECOND BEDROOM WITH EN SUITE - TWO FURTHER DOUBLE BEDROOMS - FAMILY BATHROOM WITH SEPARATE WC
- FIFTH BEDROOM CURRENTLY USED AS WALK IN WARDROBE - GARDENS - PARKING - INTEGRAL DOUBLE GARAGE. - DETACHED ONE BEDROOM BUNGALOW - EXTREMELY HIGH STANDARD







#### Entrance

Double doors with feature stained glass windows opening to Entrance Porch. Mosaic tiled flooring, ceiling light, coving and wall mouldings. Further door with surrounding stained glass panels opening to:

#### Entrance Hall

Stunning entrance hall with staircase leading to first floor. Feature floor-to-ceiling mirror. Ceiling lights, coving, wall mouldings, radiator. Doors leading to;

#### Coffee Lounge

UPVC double glazed bay window to the front with feature archway. Two built in storage areas. Ceiling light, coving and wall mouldings/panelling, radiator.

#### Principle Lounge

UPVC double glazed bay window to the front corner of the property with two first windows to the front. Feature fireplace with gas fire and stone hearth/surround. Ceiling light, coving and wall mouldings, radiator.

#### Dining Room

UPVC double glazed bay window to front with feature archway and two further windows to the rear. Ceiling light, coving and wall mouldings, radiator.

#### Downstairs WC

WC with push button flush and wall mounted wash hand basin with twin taps. Ceiling light, extractor.

#### Dining Kitchen

UPVC double glazed window to front and French doors opening to rear. Range of built in wall and base units with contrasting Quartz work surface incorporating 1 ½ sink and drainer unit with chrome mixer tap. Feature 'Smeg' Rangemaster with 6 ring gas hob and oven/grill, illuminated extractor above. Space and plumbing for dishwasher and American style fridge freezer. Spot lighting, radiator. Door to;

#### Utility Room

Door opening to rear. Range of fitted wall and base units with contrasting work surface incorporating 1 ½ sink and drainer unit with chrome mixer tap. Space and plumbing for washing machine, tumble dryer and freezer. Door opening to Garage. Spot lighting.

#### Second Living Area / Office

Currently used as an office. UPVC French doors opening to rear.

#### First Floor Landing

Aforementioned staircase leads the the beautiful first floor landing with ceiling light, coving and wall mouldings, radiator. Door to airing cupboard housing boiler and loft access. Doors leading to;

#### Principle Bedroom

UPVC double glazed bay window to the front corner of the property and two further windows either side. Spot lighting, coving and wall mouldings, radiators. Range of built in wardrobes and storage areas. Discreet double doors opening to;

#### En Suite

UPVC double glazed opaque window to front. Three piece suite comprising; jacuzzi bath with wall mounted shower controls, pedestal



wash hand basin with chrome mixer tap and WC with push button flush. Spot lighting, extractor, coving, fully tiled walls and underfloor heating. Two ladder style towel radiators. Two wall mounted mirrored vanity cabinets.

#### Bedroom Two

UPVC double glazed windows to side. Spot lighting, coving and wall mouldings, radiator. Range of built in wardrobes and display shelving. Door to;

#### En Suite

UPVC double glazed opaque window to rear. Three piece suite comprising; step in shower with wall mounted controls, pedestal wash hand basin with chrome mixer tap, WC with push button flush. Ladder style towel radiator. Wall mounted illuminated mirror and wall mounted mirrored vanity cabinet. Spot lighting, coving, fully tiled walls and floor, extractor.

#### Bedroom Three

UPVC double glazed bay window to front with feature archway. Spot lighting, coving and wall mouldings, radiator. Range of built in furniture including wardrobes, drawers and display shelving. Wall mounted full length mirror.

#### Separate WC

UPVC double glazed opaque window to front, tiled flooring, WC with push button flush, spot lighting.

#### Bedroom Five / Walk in Wardrobe

UPVC double glazed window to front, Currently presented as a walk in wardrobe with range of built in wardrobes and storage. Spot lighting, radiator, coving. Wall mounted full length mirrors.

#### Family Bathroom

UPVC double glazed windows to side and rear. Two piece suite comprising; panelled bath with chrome mixer tap and wall mounted shower attachment and pedestal wash hand basin with chrome mixer tap. Wall mounted illuminated mirror and wall mounted mirrored vanity cabinet. Spot lighting, extractor, fully tiled walls and floor. Ladder style towel radiator.

#### Bedroom Four

UPVC double glazed window to side. Spot lighting, coving and wall mouldings, radiator. Range of built in wardrobes and vanity desk area.

#### Detached Self Contained Bungalow

This detached one bedroom self-contained bungalow benefits from its own paved patio area. Would be ideal for use as a guest house, holiday rental or for extended family.

#### Kitchen

Range of built in wall and base units with contrasting Quartz work surface incorporating 1 ½ sink and drainer unit with chrome mixer tap. Integrated appliances include; 'Amica' rangemaster with four ring induction hob with oven/grill and extractor above, dishwasher. Space and plumbing for fridge freezer. Spot lighting, radiator. Cupboard housing boiler.

#### Lounge / Dining Area

French doors opening to garden area and full length double glazed windows. Spot lighting and wall lights, radiators.



#### Bedroom

UPVC double glazed window to rear and two Velux windows. Wall lights, radiator. Range of build in wardrobes and drawers.

#### Bathroom

Double glazed Velux window. Four piece suite comprising; step in shower with wall mounted shower controls, WC with push button flush, bidet with chrome mixer tap and pedestal wash hand basin with chrome mixer tap. Spot lighting, extractor, fully tiled walls and floor, radiator. Ladder style towel radiator.

#### Outside

To the front, there are double gates opening to a large sweeping driveway to a rear entrance/exit, offering plenty of off road parking. The property benefits from a large, landscaped garden which is laid to lawn with a variety of bordering mature trees and shrubs affording plenty of privacy.

To the rear, a private garden is also laid to lawn with mature bordering trees, shrubs and climbing plants. An Indian stone patio area provides the ideal space for entertaining guests, whilst a raised terrace offers the ideal breakfast spot, leading to the Breakfast Kitchen.

#### Double Garage

The garage, which accommodates two vehicles, features generous floor-to-ceiling storage at the rear, a boiler cupboard, and additional storage along one side. It is illuminated by LED lighting. The electronically operated, up-and-over garage door provides convenient access.

#### Other Details

Tenure - Freehold  
Tax Band - G (£3,795.08 per annum)  
EPC rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	