



ST. DAVIDS ROAD SOUTH, LYTHAM ST. ANNES ASKING PRICE £239,999
FY8 1TY

- DECEPTIVELY SPACIOUS SEMI DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION - OFFERED WITH NO CHAIN
- CONVENIENTLY CLOSE TO ST ANNES TOWN CENTRE, ST THOMAS' PRIMARY SCHOOL, ROYAL LYTHAM & ST ANNES GOLF CLUB, ST ANNES BEACH AND GOOD TRANSPORT LINKS
- TWO RECEPTION ROOMS - THREE BEDROOMS - KITCHEN - THREE PIECE BATHROOM - SEPARATE WC - DINING ROOM - STORAGE AREA
- GENEROUSLY SIZED REAR GARDEN - OFF ROAD PARKING - EPC RATING: D * TENANT CURRENTLY IN SITU *



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

Entrance gained via UPVC double doors with double glazed inserts leading into;

Entrance Vestibule

Timber door leading into;

Hallway

Laminate flooring, radiator, staircase leading up to the first floor landing, doors leading into the following rooms;

Reception Room One

14' into the bay x 12'5 at widest point
Large UPVC walk in bay window to the front, marble fireplace with backdrop and hearth housing coal effect electric fire, television and telephone points, coving, skirting boards. Reception room one opens up nicely into;

Reception Room Two

14' x 12'5 at widest point
UPVC double glazed windows to the rear, radiator, marble fireplace with back drop and hearth housing coal effect electric fire, laminate flooring, coving, skirting boards.

Dining Room

9'6 x 9'4
Large UPVC double glazed window to the side, radiator, space for dining table and chairs, picture rail, laminate flooring, skirting boards, door leading into the kitchen, door leading into;

Utility Room

5'10 x 2'9
UPVC double glazed opaque window to the side, 'Worcester' combi boiler, fuse box, storage space.

Kitchen

10'1 x 8'1
Large velux window to the rear, UPVC double glazed window to the rear, UPVC door with double glazed opaque glass inserts to the side leading to storage area, good range of wall and base units, laminate work surfaces, integrated appliances include: 'Delonghi' induction hob with overhead illuminated extractor hood, 'Baumatic' dishwasher, electric double oven, plumbed for a washing machine, space for a microwave, space for a fridge freezer, radiator, tiled flooring.

Storage area

13'11 x 6'9
Double socket, doors leading to both gardens, plentiful storage space.

First Floor Landing

Large leaded and stained window in wooden frame to the side which has secondary glazing over, loft hatch, doors to the following rooms;

Separate WC

5'8 x 2'8
Opaque window in wooden frame to the side with secondary glazing over, WC, radiator, picture rail, lino flooring.

Bathroom

9'3 x 6'5
UPVC double glazed window to the side, three piece white suite comprising of; pedestal wash hand basin, bath and overhead mains powered shower in large walk in cubicle, part tiled walls, lino flooring.

Bedroom Two

13' x 12'5 at widest point
Large UPVC double glazed window to the rear, radiator, picture rail, coving, skirting boards.

Bedroom One

14' into the bay x 12'5 at widest point
UPVC double glazed bay window to the front, radiator, coving, skirting boards

Bedroom Three

9'4 x 7'11
Large UPVC double glazed window to the front, radiator, coving, skirting boards.

Outside

The front garden is laid to lawn with shrub/bush border, to the side is tarmacked providing off road parking. The rear garden is laid to lawn with an abundance of space ideal for enjoying the afternoon/evening sun or as a play area for children.

Other Details

Tenure: Freehold
Council 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			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	