



GROUND FLOOR
63.1 sq.m. (679 sq.ft.) approx.



FIRST FLOOR
45.4 sq.m. (489 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.
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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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NAPIER CLOSE, LYTHAM ST. ANNES FY8 2RJ

ASKING PRICE £300,000

- ****REDUCED FOR A QUICK SALE DUE TO THE SELLER RELOCATING**** IMMACULATELY PRESENTED DETACHED FAMILY HOME ON A POPULAR DEVELOPMENT
- 3/4 BEDROOMS WITH EN-SUITE WC TO PRINCIPAL BEDROOM - 1/2 RECEPTION ROOMS - CONTEMPORARY FOUR PIECE BATHROOM - MODERN FITTED KITCHEN - DINING ROOM - SUN ROOM
- CONVENIENTLY CLOSE TO THE BEACH, ST ANNES OLD LINKS GOLF CLUB, ST ANNES CRICKET CLUB, LOCAL SHOPS, TRANSPORT LINKS & MOTORWAY ACCESS
- FRONT & REAR GARDENS - DRIVEWAY & GARAGE - FREEHOLD



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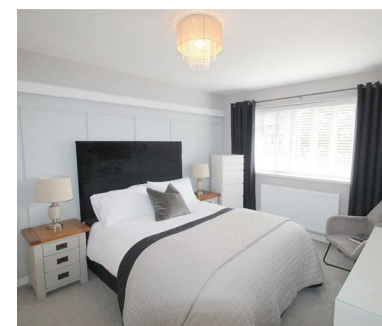
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Entrance
Entrance gained via composite door leading into;

Entrance Vestibule
Door leading into;

Reception Room One
20'10 x 10'10
UPVC double glazed window to the front, radiators, feature fireplace housing freestanding electric fire, television and telephone points, stairs leading to the first floor landing.

Bedroom Four / Reception Room Two
16'11 x 7'10
UPVC doubled window to the front, radiator.

Kitchen
12'10 x 10'7
Beautiful fitted kitchen with large UPVC double glazed window to the rear, good range of high gloss soft closing wall and base units, marble effect laminate work surfaces, one and a half bowl granite sink and drainer with mixer tap, tiled to splash backs, integrated appliances include; induction hob with overhead extractor hood, electric double oven, fridge freezer, washing machine, dishwasher and wine cooler, vertical radiator, recessed spotlights, tiled flooring. The kitchen opens up into;

Dining Room
8'6 7'3
Space for dining table and chairs, radiator, tiled flooring. The dining room opens up into;

Sun Room
10'8 x 7'1
Set of French doors leading out to the rear garden, tiled flooring.



First Floor Landing
Loft hatch with loft ladders for access, cupboard housing 'Baxi' combi boiler, doors to the following rooms;

Bedroom One
14'3 x 10'1
Large UPVC double glazed window to the front, radiator, door leading into;

En-Suite WC
5'7 at widest point x 2'10
Two piece suite comprising of; WC and wall hung wash hand basin, large storage space ideal for towels and bed linen.

Bedroom Two
12'4 x 8'9
UPVC double glazed window to the front, radiator.

Bedroom Three
11'4 x 7'8
UPVC double glazed window to the rear, radiator.

Bathroom
10'4 x 7'5
Four piece suite comprising of; large walk in shower with overheard mains powered shower with further handheld shower attachment and black grid shower screen, curved bath with mixer tap, vanity wash hand basin and WC, extractor vent, part marble effect tiled walls, tiled flooring, recessed spotlights.

Garage
17'7 x 8'2
Accessed via up and over door the garage has fuse box, power and light.

Outside
The front garden is laid to lawn bordered by a section of golden gravel and an established tree, to the side is



a block paved driveway for several vehicles leading to a single brick detached garage. The rear garden is laid to lawn bordered by plum slate chippings for ease of maintenance, to the immediate rear of the property is a patio area ideal for outdoor garden furniture.

Other Details
Tenure: Freehold
Council Tax Band: D (£2,270.00 per annum)
EPC rating: D

The property benefits from recently fitted windows and doors.

