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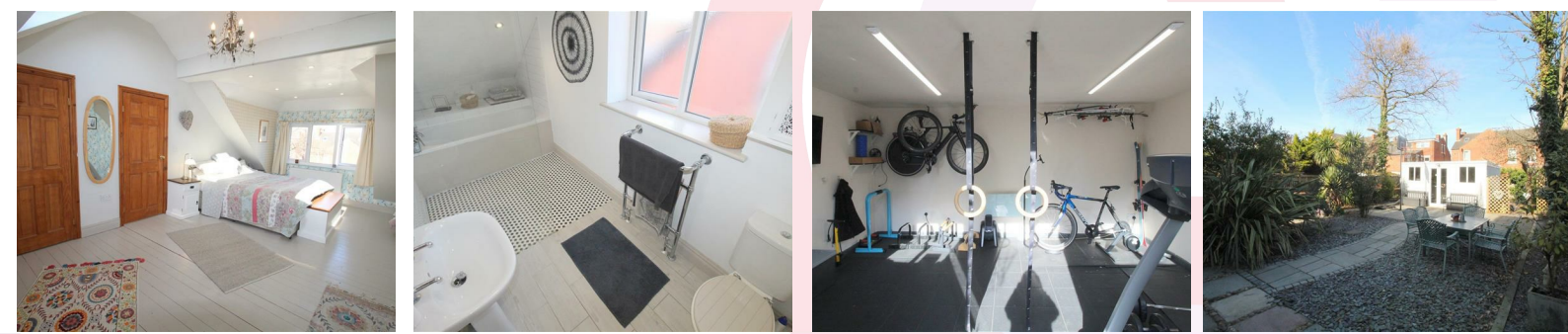


**PARK ROAD, LYTHAM ST. ANNES  
FY8 1PW**

**ASKING PRICE £394,250**

- EXTENDED AND DECEPTIVELY SPACIOUS SEMI DETACHED FAMILY HOME SET OVER THREE FLOORS WITH AN ABUNDANCE OF CHARM AND ORIGINAL FEATURES
- CONVENIENTLY CLOSE TO ST ANNES SEA FRONT, ST ANNES TOWN CENTRE, ROYAL LYTHAM AND ST ANNES GOLF CLUB, LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS
- 6 BEDROOMS - 3 BATHROOMS - BRIGHT AND SPACIOUS LOUNGE - DINING ROOM - KITCHEN - UTILITY ROOM - ORANGERY
- HOME GYM - FRONT AND REAR GARDENS - OFF ROAD PARKING SPACE FOR SEVERAL VEHICLES - EPC RATING: TBC

 6
  3
  3
  2
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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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#### Entrance

Entrance gained via solid timber door with opaque and leaded insert leading into;

#### Entrance Hallway

A warm and welcoming hallway with large radiator, stairs to the first floor landing, telephone point, patterned tiled flooring, skirting boards, picture rail, doors leading to the following rooms;

#### Downstairs Shower Room

8'8 x 4'11

UPVC double glazed opaque and leaded window to the front, UPVC double glazed opaque window to the side, three piece suite comprising of; mains powered shower in curved cubicle, wall hung wash hand basin and WC, tiled to splash backs, recessed spotlights, extractor vent, part tiled walls, large wall mounted heated towel rail, skirting boards, patterned tiled flooring.

#### Reception Room One

15'11 into the bay x 12'4 at widest point

Large UPVC double glazed and part stained glass walk in bay window to the front, large radiator, cast iron fireplace with tiled hearth and wooden surround, television point, decorative ceiling, skirting boards, coving, wooden bi-folding doors leading into;

#### Dining Room/Reception Room Two

15'2 at widest point x 12'4

Space for dining table and chairs, cast iron fireplace with tiled hearth and decorative wooden surround, decorative ceiling and coving, picture rail, skirting boards.

#### Kitchen

11'7 x 12'4 at widest point

Good range of wall and base units, laminate work surfaces, ceramic sink and drainer with mixer tap, integrated appliances include; 'Hotpoint' dishwasher, 'Smeg' induction hob and double oven with overhead illuminated extractor hood within exposed brick surround, part tiled walls, tiled flooring, recessed spotlights.

#### Utility Room

8'6 x 8'2 at widest point

Large UPVC double glazed window to the side, range of base units and drawers, laminate work surfaces, integrated appliances include; 'Logik' washing machine and 'Beko' dryer, 'Baxi' combi boiler, part tiled walls, door leading to under stair cupboard providing plentiful storage space, tiled flooring, recessed spotlights. The utility room opens up into;

#### Orangery

22'8 x 8'1

UPVC door to the side, set of French doors to the rear, UPVC



double glazed windows to the side and rear, roof lanterns, space for table and chairs, two radiators, electric log burning stove, telephone point, tiled flooring, skirting boards.

#### First Floor Landing

Stairs leading up to the second floor, doors leading to the following rooms;

#### First Floor Bathroom

12'9 x 5'4

Large UPVC double glazed opaque window to the side, four piece suite comprising of; overhead mains powered shower in cubicle, bath with separate shower attachment, wash hand basin and WC, large wall mounted heated towel rail, tiled flooring, recessed spotlights.

#### Bedroom Six

12'10 x 7'6 at widest point

Large UPVC double glazed and leaded window to the front, radiator, telephone point, picture rail, skirting boards.

#### Bedroom Two

15'6 x 12'4

Large UPVC double glazed opaque and leaded walk in bay window to the front, large radiator, picture rail, decorative wooden surround, skirting boards.

#### Bedroom Three

15'6 x 12'4 at widest point

Large UPVC double glazed window to the rear, large radiator, picture rail, skirting boards.

#### Bedroom Four

12'10 at widest point x 12'2

UPVC double glazed window to the rear, large radiator, picture rail, fitted wardrobe, cast iron fireplace with wooden surround, skirting boards.

#### Second Floor Landing

Split level landing with velux window to the front, doors to the following rooms;

#### Second Floor Bathroom

13'7 x 5'3

Large UPVC double glazed opaque window to the side, four piece suite comprising of; large walk in shower with hexagon tiled flooring, bath with separate shower attachment, pedestal wash hand basin and WC, part tiled walls, wood effect tiled flooring, extractor vent, recessed spotlights.

#### Bedroom Five

12'8 at widest point x 10'8

Large UPVC double glazed window to the rear, radiator, recessed spotlights, skirting boards.



#### Bedroom One

24'3 x 12'2 at widest point

Large UPVC double glazed window to the rear, two velux windows to the front, two radiators, recessed spotlights, door leading into;

#### Walk in wardrobe

10'7 widest point x 7' at widest point

Recessed spotlights, plentiful storage space.

#### Outside

The front garden is block paved bordered by shrubs and plum slate chippings, there is also an electric car charger point, to the side are two gates providing access to the rear garden and an external water tap. The generously sized rear garden is mostly paved bordered by shrubs, bushes, established trees and sections of plum slate chippings for ease of maintenance. The paved patio area provides plenty of space for garden furniture perfect for entertaining guests, outdoor dining or enjoying the sun.

Located at the back of the rear garden is a home gym accessed via French doors which has a wall mounted electric heater, two ceiling strip lights and internet access making it possible to use the room as an office if desired.

#### Other Details

Tenure: Leasehold

Ground Rent: £3.53 per month

Council Tax Band: D ( £2,270.00 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	58	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC