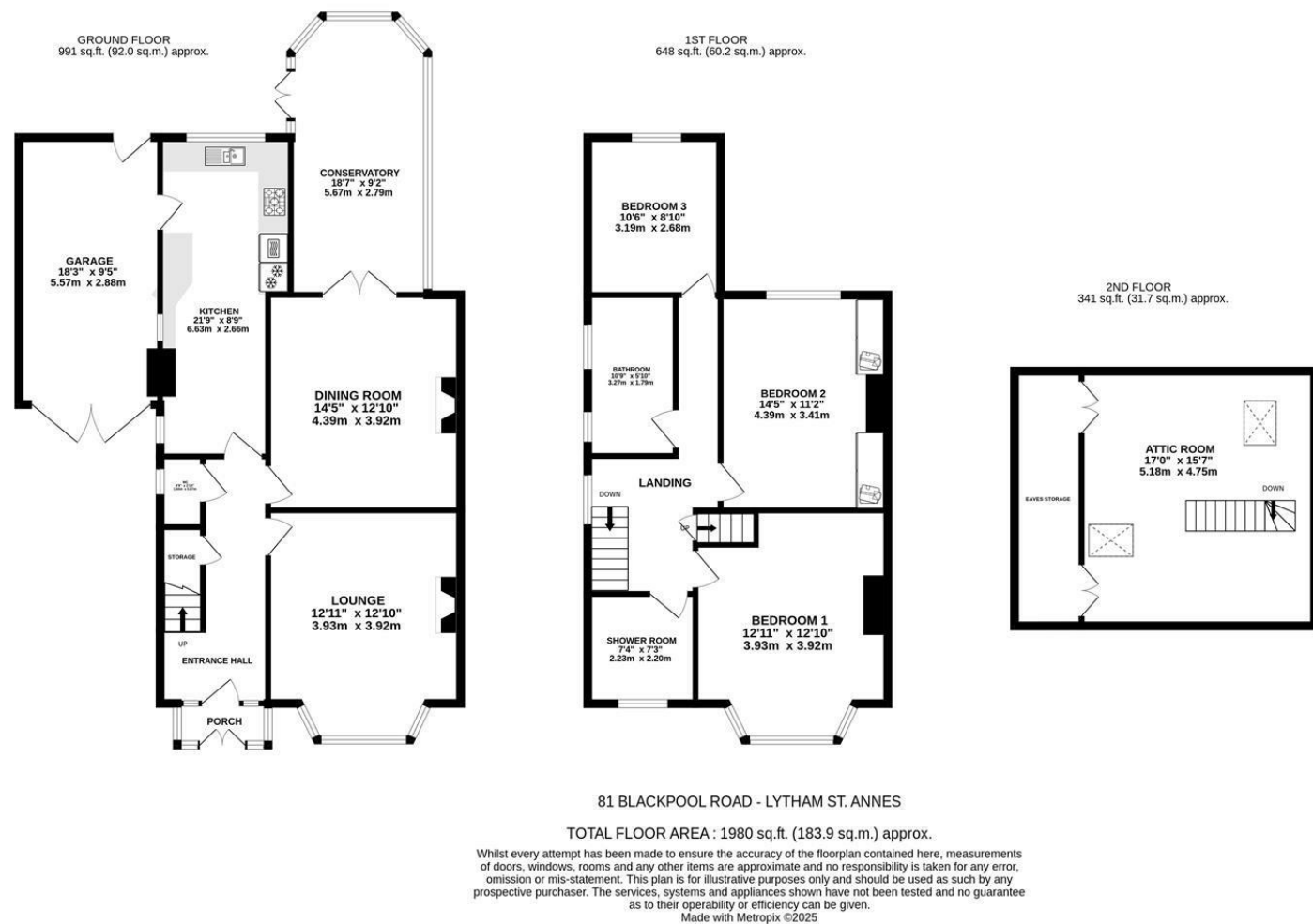




BLACKPOOL ROAD, LYTHAM ST. ANNES FY8 4EN

ASKING PRICE £375,000

- WELL PRESENTED AND DECEPTIVELY SPACIOUS SEMI DETACHED FAMILY HOME SET OVER THREE FLOORS IN HIGHLY SOUGHT AFTER LOCATION OFFERED WITH NO CHAIN
- CLOSE TO ANSDELL AND LYTHAM TOWN CENTRES, TRANSPORT LINKS, FYLDE RUGBY CLUB AND MOTORWAY ACCESS
- 4 BEDROOMS - 2 RECEPTION ROOMS - 2 BATHROOMS - DINING KITCHEN - DOWNSTAIRS WC - CONSERVATORY
- GARAGE - OFF ROAD PARKING FOR SEVERAL CARS - SUNNY SOUTH WESTERLY FACING REAR GARDEN



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





Entrance

Entrance gained via UPVC double glazed door with leaded inserts leading into;

Entrance Porch

UPVC double glazed stained glass windows to the front, UPVC door with double glazed opaque and stained glass leaded inserts leading into;

Entrance Hallway

Spacious hallway with radiator, telephone point, picture rail, skirting boards, coving, wood effect vinyl flooring, stairs leading to the first floor, doors lead to the following rooms;

Reception Room One

15'5 x 12'10
Large UPVC double glazed walk in bay window, double radiator, stone fireplace housing living flame gas fire, picture rail, skirting boards, coving.

Downstairs WC

4'6 x 2'9
UPVC double glazed opaque window to the side, two piece white suite comprising of; wall hung wash hand basin and WC, radiator, tiled to splash backs, picture rail, wood effect vinyl flooring.

Reception Room Two

14'4 x 12'11
Radiator, wooden fireplace with stone backdrop and hearth housing living flame gas fire, television and telephone points, picture rail, skirting boards, coving, UPVC door with double glazed inserts leads into;

Conservatory

18'7 into the bay x 9'2
Two radiators, French doors leading out to the rear garden, UPVC double glazed windows to the rear, UPVC double glazed opaque windows to the side.

Kitchen

21'9 x 8'8
Large UPVC double glazed window to the rear, UPVC double glazed door with opaque and leaded inserts to the side leading into the garage, two UPVC double glazed leaded windows to the side, good range of wall and base units with laminate work surfaces, one and a half stainless steel bowl



sink and drainer, integrated appliances include; 'Neff' five ring gas hob, overhead illuminated extractor hood, 'Neff' double oven and 'Neff' fridge freezer, space for a dishwasher and dining table and chairs, part tiled walls, skirting boards, tiled flooring.

First Floor Landing

Large UPVC double glazed and leaded window to the side, picture rail, skirting boards, coving, doors to the following rooms;

Bedroom One

15'7 x 12'11
Large UPVC double glazed walk in bay window, radiator, wooden surround with tiled backdrop, picture rail, skirting boards, coving.

Shower Room

7'4 x 7'2
Large UPVC double glazed leaded and opaque window to the front, three piece white suite comprising of; overhead mains powered shower in curved cubicle, pedestal wash hand basin and WC, wall mounted heated towel rail, tiled walls, pannelled ceiling, recessed spotlights, tiled flooring.

Bathroom

10'8 x 5'10
Two UPVC double glazed opaque windows to the side, three piece white suite comprising of; bath with overhead mains powered shower, vanity wash hand basin and WC, wall mounted heated towel rail, tiled walls, pannelled ceiling, recessed spotlights, tile effect vinyl flooring.

Bedroom Two

14'5 x 10'1
Large UPVC double glazed window to the rear, radiator, fitted wardrobes with matching set of drawers, picture rail, skirting boards, coving.

Bedroom Three

10'5 x 8'9
UPVC double glazed window to the rear, double radiator, laminate flooring, picture rail, skirting boards.

Bedroom Four

17' x 15'5
Accessed via stairs leading off the first floor landing. Velux



windows to the side and rear, wall mounted electric heater, television point, two wooden doors providing access into the eaves.

Garage

18'3 x 9'4
Set of wooden doors, 'Vailant' combi boiler, plumbed for a washing machine, outdoor tap, power, light, UPVC door with double glazed glass inserts.

Outside

The front garden is paved providing off road parking space for two cars bordered by shrubs and established trees, to the side is a paved driveway leading up to a single brick built integral garage providing further off road parking space for two cars and an electric car charging point.

The substantially sized rear garden is laid to lawn bordered by shrubs, bushes and established trees, external tap, external power point and shed. To the immediate rear of the property is a large patio area with plentiful space for garden furniture.

Other Details

Tenure: Leasehold
Number of years left on the lease: 907
Ground Rent: £3.25 per annum
Council Tax Band: E (£2,918.00 per annum)
EPC rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	