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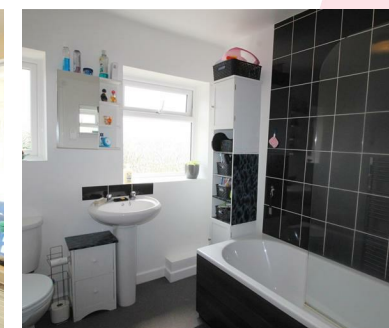
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DAWSON ROAD, LYTHAM ST. ANNES FY8 3AJ

ASKING PRICE £235,000

- DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME IN PEACEFUL RESIDENTIAL LOCATION
- CLOSE TO LOCAL SHOPS, SCHOOLS, MOTORWAY ACCESS, ST ANNES OLD LINKS GOLF CLUB AND A SHORT DRIVE TO THE BEACH
- THREE RECEPTION ROOMS - KITCHEN - UTILITY ROOM - THREE PIECE FAMILY BATHROOM - LOFT SPACE
- LARGE GARAGE AND OFF ROAD PARKING FOR SEVERAL CARS - SOUTH EASTERLY FACING REAR GARDEN - FREEHOLD





Entrance Porch

Entrance gained via UPVC door with double glazed glass inserts, UPVC double glazed windows to the front and side, solid timber door with single glazed glass inserts leading into;

Reception Room One

17'7 x 13'8
Large UPVC double glazed walk in bay window to the front, two single glazed stained and leaded windows to the side, radiator, decorative wooden fireplace with marble backdrop and hearth housing living flame gas fire, telephone and television points, skirting boards, coving, stairs leading up to the first floor landing, doorway leading into reception room two, door leads into;

Store Cupboard

5'7 x 4'10
Wall mounted coat hooks, shelving providing plentiful storage space, single glazed opaque window, light and fuse box.

Reception Room Two

12'2 x 11'3
Two radiators, television point, skirting boards, coving, set of wooden doors leading into the utility room, the room opens up into;

Kitchen

14' x 5'10
Single glazed window to the side, good range of wall and base units, laminate work surfaces, one and half stainless steel sink and drainer, overhead illuminated extractor hood, freestanding four ring gas hob and 'Zanussi' double oven, space for fridge freezer, plumbed for a dishwasher, part tiled walls, wooden sliding door leading into;



Reception Room Three

8'2 x 7'10
Large UPVC double glazed window to the side, UPVC double glazed window to the rear, radiator.

Utility Room

11'6 x 5'4
UPVC sliding door leads out into the rear garden, single glazed window to the side, wall mounted 'Ideal' combi boiler, plumbed for a washing machine, space for a tumble dryer.

First Floor Landing

Doors to the following rooms, space saver fixed ladder leading up to the loft space.

Bedroom Three

8'7 x 6'7 x
UPVC double glazed window to the front, radiator.

Bedroom One

13'5 x 10'8
Large UPVC double glazed walk in bay window to the front, radiator.

Bedroom Two

13' x 9'10
Large UPVC double glazed window to the rear, radiator, vanity wash hand basin, tiled to splash backs.

Bathroom

7'10 x 7'2
Two UPVC double glazed opaque windows to the rear, three piece white suite comprising of; bath with overhead mains powered shower, pedestal wash hand basin and WC, electric shaver point, part tiled walls, vinyl flooring.

Loft Space

12'3 x 11'10
Two UPVC double glazed windows to the rear, range



of base units, laminate work surfaces with over counter vanity bowl sink with cold water tap and electric hot water heater, electric shaver point, door providing access into the eaves.

Garage

26'9 x 8'10
Substantially sized garage with power, light and fuse box, which is accessed via up and over door to the front and rear.

Outside

The generously sized front garden is tarmacked for ease of maintenance and provides plentiful off road parking, up and over door leads into the aforementioned garage. The rear garden is paved to the immediate rear of the property, up and over door providing access to the garage, raised decking area perfect for garden furniture, putting green practice mat, variety of raised flower and vegetable beds bordered by established trees, shrubs, bushes and planters, shed.

Other Details

Tenure: Freehold
Council Tax Band: C (£2,122.00 per annum)

