



CHURCH ROAD, LYTHAM ST. ANNES
FY8 3NR

ASKING PRICE £280,000

- DECEPTIVELY SPACIOUS AND WELL PRESENTED SEMI DETACHED FAMILY HOME IN HIGHLY SOUGHT AFTER LOCATION - NO CHAIN INVOLVED
- TWO RECEPTION ROOMS - THREE BEDROOMS - KITCHEN - CONSERVATORY - THREE PIECE SHOWER ROOM
- CLOSE TO LOCAL SCHOOLS, ANSDELL MEDICAL CENTRE, ANSDELL TOWN CENTRE, TRANSPORT LINKS AND MOTORWAY ACCESS - ALSO A SHORT DRIVE AWAY FROM LYTHAM TOWN CENTRE
- GARAGE CONVERSION - GENEROUSLY SIZED AND SUNNY SOUTH WESTERLY FACING GARDEN - OFF ROAD PARKING FOR SEVERAL VEHICLES - EPC RATING: TBC



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 door with double glazed opaque, leaded and stained glass inserts leading into;

Entrance Hallway
UPVC double glazed opaque window to the side, cupboard housing the fuse box and meters, radiator, stairs leading up to the first floor landing, doors to the following rooms;

Reception Room One
12'10 x 12'5
Large UPVC bay window to the front, radiator, wall mounted living flame effect electric fire, television and telephone points, wood effect laminate flooring, coving.

Downstairs WC
5' x 2'8
UPVC double glazed opaque window to the side, white WC, wall mounted coat hooks, wood effect laminate flooring.

Kitchen
9'3 x 8'10
Good range of wall and base units, laminate work surfaces, one and half granite over counter sink and drainer, tiled to splash backs, integrated appliances include: 'Beko' four ring gas hob with ceiling wire hung illuminated extractor hood, 'Samsung' electric oven, plumbed for a washing machine, wall mounted 'Worcester' combi boiler, recessed spotlights, tiled flooring, UPVC double window to the rear, UPVC double glazed door leading out to the driveway, set of French doors leading out to the garden,

Reception Room Two
11'9 x 10'4
UPVC double glazed windows to the rear, radiator, television and telephone points, wood effect laminate flooring, set of French doors lead into;



Conservatory
10' x 9'8
Set of French doors lead out to the garden, UPVC double glazed windows to the side and rear, tiled flooring.

First Floor Landing
UPVC double glazed opaque window to the side, doors to the following rooms;

Bedroom Three
8' x 7'4
UPVC double glazed window to the front, radiator, wood effect laminate flooring.

Bedroom One
10'11 x 10'5
UPVC double glazed window to the front, radiator, fitted wardrobes with matching shelving, wood effect laminate flooring.

Bedroom Two
11'9 x 11'7
Large UPVC double glazed window to the rear, radiator, fitted wardrobes with matching overhead cupboards, television point.

Shower Room
8'4 x 8'
Three piece suite comprising of; overhead mains powered shower in large curved cubicle, vanity wash hand basin and WC, wall mounted heated towel rail, tiled walls, wood effect vinyl flooring, spotlights, wall mounted mirror, loft hatch, UPVC double glazed opaque windows to the side and rear.

Garage Conversion
The garage is currently configured as an outdoor office/workshop.

Outdoor office - 12'1 x 8'1



Single glazed opaque window to the side, light, power, marble effect tiled floor.

Workshop - 9'3 x 5'11

Single glazed window to the rear, laminate work surfaces, wall units providing storage space, light and power.

Outside
There is a tarmacked driveway to the side leading to a single brick built garage, the front garden is block paved providing further off road parking space bordered by shrubs and bushes. The significantly sized rear garden is laid to lawn bordered by shrubs, bushes and established trees which is perfect for entertaining guests or enjoying the afternoon/evening sun. The immediate rear of the property is laid with crazy paving bordered by shrubs and established trees making it an ideal area for outdoor dining.

Other Details
Tenure: Freehold
Council Tax Band: C (£2,122.00 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC