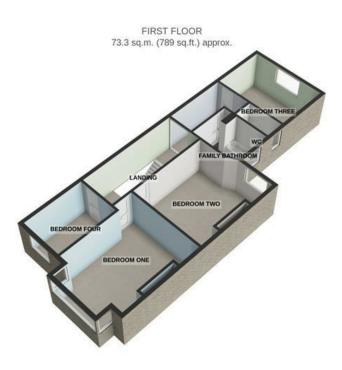
GROUND FLOOR



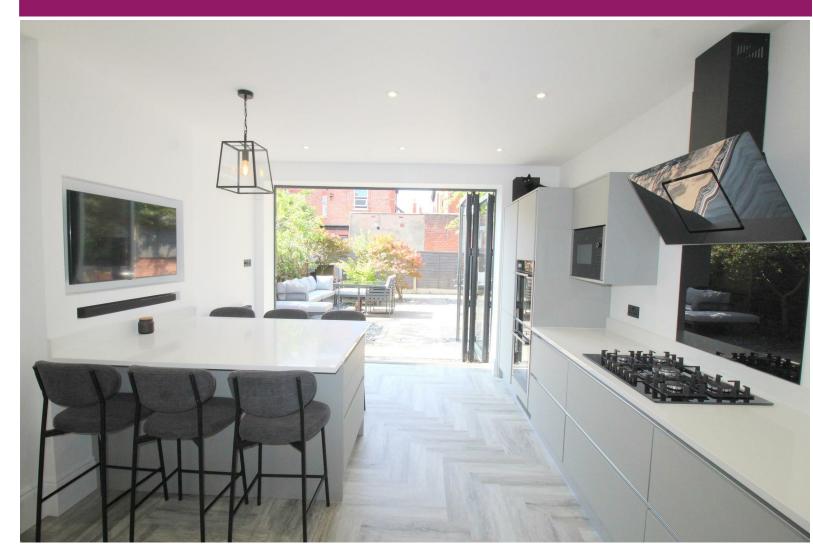
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025

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@countyestateagentsltd.com





PARK ROAD, LYTHAM ST. ANNES FY8 1PN

ASKING PRICE £379,950

- GORGEOUS FAMILY HOME IN A HIGHLY SOUGHT AFTER LOCATION, RIGHT BY THE TOWN CENTRE
- DOWNSTAIRS WC UTILITY FOUR BEDROOMS FAMILY BATHROOM & SEPARATE WC
- LOVINGLY RENOVATED TO AN EXTREMELY HIGH STANDARD LARGE OPEN PLAN LOUNGE & DINING ROOM - FABULOUS DINING KITCHEN
- LOW MAINTENANCE SOUTH FACING PAVED REAR GARDEN OFF ROAD



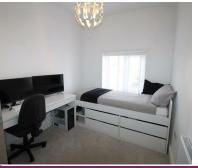




















Entrance Porch

A UPVC entrance door opens into a welcoming porch area featuring the original Victorian glass vestibule adding a beautiful period touch to the home. Finished with LVT grey wood-effect flooring and coving.

Hallway

Bright and inviting with continued LVT grey wood-effect flooring radiator and coving. Stairs lead to the first floor with doors opening into the lounge and dining areas.

Lounge

13'10 x 13'4

A bright and spacious reception room with large UPVC double glazed bay window to the front fitted blinds and a stunning original Victorian fireplace. This room also features carpet radiator coving USB and USB-C sockets and dimmable lighting. Open plan to:

Dining Room

13'5 x 12'8

Another generous living space with UPVC double glazed window overlooking the rear garden with fitted blinds coving radiator LVT grey wood-effect flooring and dimmable lighting — perfect for entertaining.

Dining Kitchen

20'1 x 12'2

This stunning brand new dining kitchen is the heart of the home with aluminium bi-folding doors opening directly onto the rear garden and a double glazed window to the side

Equipped with high-spec appliances including:

- One and a half bowl Blanco ceramic sink with Quooker hot and cold mixer tap
- Neff Five-ring gas hob with glass splash back and overhead extractor
- Neff combi microwave/oven and two 'Hide and Slide' ovens/grills
- Integrated fridge/freezer, dishwasher and wine cooler



The kitchen also features beautiful Quartz worktops and a central island offering excellent storage and workspace. Lighting includes dimmable recessed LED spotlights and a dimmable centre feature light with provisions for a wall-mounted TV and sound bar. Two radiators provide warmth.

A utility cupboard houses the Worcester boiler with plumbing for a washing machine and Hive-controlled heating. A further door leads to:

Downstairs WC

5'5 x 2'5

Two piece white suite comprising of vanity wash hand basin with cupboard underneath and WC, radiator, LVT grey wood effect flooring, extractor fan, automatic LED lighting.

First Floor

Landing

Split-level landing with an original feature skylight flooding the space with natural light. Loft hatch with pull-down ladder provides access to a part-boarded loft. Doors lead to:

Family Bathroom

9'8 x 5'10

Stylish three-piece suite including a bath with waterfall shower and handheld attachment vanity wash basin and WC. Fully tiled walls and flooring recessed LED spotlights and a wall-mounted heated towel rail.

Separate WC

8'8 x 2'10

Convenient extra WC with vanity wash basin tiled floor wall-mounted heated towel rail and traditional sash window to the side.

Bedroom One

17'1 x 12'8

A spacious and airy primary bedroom featuring a large UPVC double glazed bay window fitted blinds radiator and coving.



Bedroom Two

15'3 x 12'8

Generously sized double bedroom with UPVC double glazed window to the rear fitted blinds and radiator.

Bedroom Three

13'2 x 9'10

Another double bedroom with garden views radiator and UPVC double glazed window with fitted blinds.

Bedroom Four

9'11 x 8'

A good-sized single bedroom with UPVC double glazed window to the front fitted blinds and radiator.

Outside

Step out into a sun-drenched South-facing garden beautifully paved with Indian stone ideal for outdoor dining and entertaining. Surrounded by a variety of mature plants bushes and trees the garden also features a private gate to the rear service road a secure side gate and an outside water tap.

To the front of the property there is off-road parking.

Other Details

Tenure - Freehold Council Tax Band - C (£2,145.13 per annum) Energy Rating: TBC



