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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
- LOVINGLY RENOVATED TO AN EXTREMELY HIGH STANDARD - LARGE OPEN PLAN LOUNGE & DINING ROOM - FABULOUS DINING KITCHEN
- DOWNSTAIRS WC - UTILITY - FOUR BEDROOMS - FAMILY BATHROOM & SEPARATE WC
- LOW MAINTENANCE SOUTH FACING PAVED REAR GARDEN - OFF ROAD PARKING TO THE FRONT - EPC RATING: D



4



1



2



1





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

