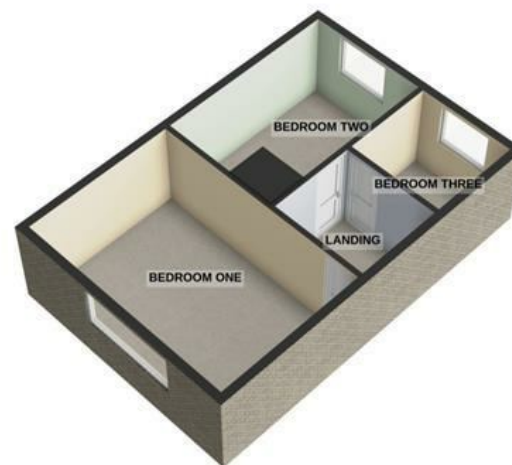




GROUND FLOOR
56.8 sq.m. (611 sq.ft.) approx.



FIRST FLOOR
37.2 sq.m. (401 sq.ft.) approx.

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.



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HOLMEFIELD ROAD, LYTHAM ST. ANNES FY8 1YF

ASKING PRICE £170,000

- WELL PRESENTED SEMI DETACHED FAMILY HOME IN HIGHLY CONVENIENT LOCATION - NO CHAIN INVOLVED
- CLOSE TO LOCAL SHOPS, BUS ROUTE, ST ANNES TOWN CENTRE, SEA FRONT AND MOTORWAY ACCESS
- THREE BEDROOMS (EN-SUITE SHOWER ROOM TO THE PRINCIPAL BEDROOM) - BRIGHT AND SPACIOUS LOUNGE - DINING KITCHEN - DOWNSTAIRS FAMILY BATHROOM - CONSERVATORY
- FRONT AND REAR GARDENS - ON STREET PARKING ONLY - EPC RATING: D





Entrance Porch

Entrance gained UPVC door with double glazed glass inserts, UPVC double glazed Georgian Style windows to the front and side, composite door leads into;

Lounge

16'3 x 15'9
UPVC double glazed Georgian style bay window to the front, large radiator, log burning stove set into an exposed brick fireplace with wooden mantelpiece and tiled hearth, television and telephone points, wooden effect laminate flooring, picture rail, skirting boards, coving, stairs leading up to the first floor landing, doors leading into;

Dining Kitchen

16'1 x 9'9
Good range of wall and base units, laminate work surfaces, over counter one and a half ceramic sink and drainer, tiled to splash backs, large overhead illuminated extractor hood, freestanding 'Bush' range cooker with gas hob, plumbed for a washing machine, space for tumble dryer and fridge freezer, space for dining set, quarry tiled floor, double radiator, recessed spotlights, cupboard housing 'Eco Compact' combi boiler, meters and fuse box which also provides an abundance of storage space, UPVC double glazed window to the rear, door leading into;

Rear Hallway

Doors leading into the following rooms;

Bathroom

7' x 5'11
Three piece white suite comprising of; roll top bath with telephone style shower attachment, pedestal wash hand basin and WC, wall mounted heated towel rail, wall mounted mirror, tiled walls, tiled flooring, UPVC double glazed opaque window to the rear.



Conservatory

9'10 x 8'2
UPVC double glazed windows to the side and rear, set of French doors leading out to the rear garden.

First Floor Landing

Loft hatch with pull down ladder, the loft space is boarded with power and lighting. Picture rail, doors lead into the following rooms;

Bedroom One

12'11 x 12'3
Large UPVC double glazed window to the front, radiator, two fitted wardrobes with matching drawers, wood effect laminate flooring, skirting boards, decorative coving. One set of wardrobe doors lead into;

En-Suite Shower Room

7'3 x 2'10
Three piece white suite comprising of: overhead mains powered shower with further handheld shower within shower cubicle, vanity wash hand basin and WC, extractor fan, tiled flooring, part tiled walls, wall mounted mirror.

Bedroom Two

13'3 x 8'1
UPVC double glazed window to the rear, radiator, skirting boards.

Bedroom Three

7'11 x 7'1
Large UPVC double glazed window to the rear, radiator, skirting boards.

Outside

The front garden is laid with gravel bordered by shrubs and bushes with mosaic style pathway to the side. The rear garden is laid with artificial grass with paved and gravelled areas to the immediate rear of



the property, gate providing access to walled ginnel to the side of the property leading to a service road.

Other Details

Tenure: Leasehold
Number of years left on the lease: 848
Ground rent: £1.50 per annum
Council Tax Band: B (£1,876.99 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	61	74
EU Directive 2002/91/EC		