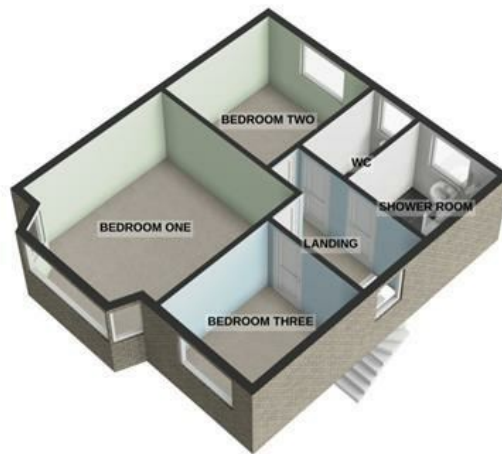


GROUND FLOOR
66.3 sq.m. (713 sq.ft.) approx.



FIRST FLOOR
44.8 sq.m. (482 sq.ft.) approx.



TOTAL FLOOR AREA : 111.0 sq.m. (1195 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.



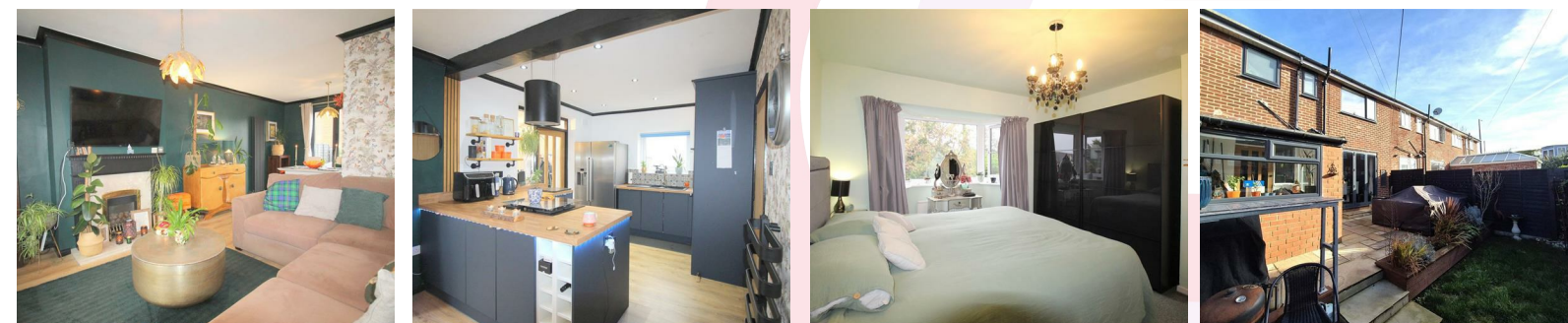
7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com

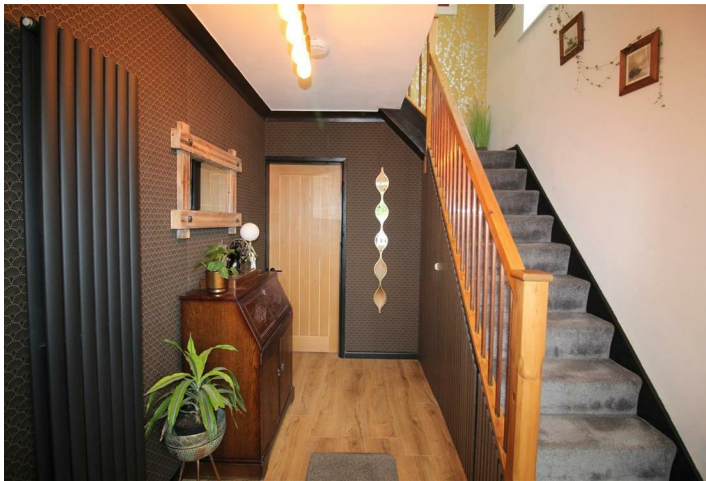


LIME GROVE, LYTHAM ST. ANNES FY8 2QE

ASKING PRICE £260,000

- RECENTLY RENOVATED AND BEAUTIFULLY PRESENTED END TERRACED FAMILY HOME NESTLED AWAY ON A PEACEFULL PRIVATE ROAD
- THREE BEDROOMS - BRIGHT AND SPACIOUS OPEN PLAN LOUNGE/ CONTEMPORARY DINING KITCHEN - REAR PORCH - TWO SEPARATE WC'S - TWO PIECE SHOWER ROOM
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF THE BEACH, PARK, LOCAL SHOPS AND SCHOOLS WITH MOTORWAY ACCESS AND ST ANNES TOWN CENTRE CLOSE BY
- GARAGE & DRIVEWAY - SOUTH WESTERLY FACING REAR GARDEN - EPC RATING: C* FREEHOLD *





Entrance

External steps lead up to composite door providing entrance into a warm and welcoming hallway.

Entrance Hallway

UPVC single glazed window to the front, vertical radiator, wood effect laminate flooring, two large cupboards providing plentiful storage space which also house 'Logic' combi boiler, fuse box, telephone and FTTP points, under stair cupboard housing the meters which also provides further storage space, coving, stairs leading to the first floor landing, doors leading to the following rooms;

Downstairs WC

4'9 x 2'3
Two piece white suite comprising of; WC and wall hung vanity wash hand basin, tiled to splash backs, automatic light, wood effect laminate flooring.

Open Plan Lounge/Dining Kitchen

25' 2 x 24'
Large UPVC double glazed walk in bay window to the front, double radiator, wood effect laminate flooring throughout, wooden fireplace with marble backdrop and hearth housing living flame effect gas fire, television point, coving.

Modern fitted kitchen comprising of; excellent range of soft closing wall and base units, wooden work tops, granite one and a half bowl sink and drainer, tiled to splash backs, integrated appliances include; five ring gas hob with overhead ceiling mounted extractor hood, 'Zanussi' electric airfryer oven, 'GoodHome' combination microwave oven, 'Hotpoint' dishwasher, space for American fridge freezer, two radiators, space for table and chairs, recessed spotlights, coving, UPVC double glazed windows to the side and rear, bi-folding doors leading out to the rear garden, door leading into the rear porch.

Rear Porch

7'0" x 6'11
UPVC door with double glazed opaque inserts to each side, UPVC double glazed window to the rear, wooden work surfaces with base units beneath, decorative tile effect vinyl flooring, door leading into the garage.



First Floor Landing

UPVC double glazed window to the side, loft hatch which provides access to a boarded and insulated loft, doors to the following rooms;

Bedroom One

14'1 x 11'11
Large UPVC double glazed walk in bay window to the front, double radiator, television point.

Bedroom Two

10 x 9'11
Large UPVC double glazed window to the rear, radiator, coving.

Bedroom Three

9'2 x 8'
Large UPVC double glazed window to the front, radiator, large inbuilt cupboard providing plentiful storage space, coving.

Shower Room

7'9 x 7'1
Two piece white suite comprising of; overhead mains powered shower in large cubicle and wall hung wash hand basin, radiator, part panelled walls, two wall mounted mirror fronted cabinets, wood effect laminate flooring, large cupboard which is plumbed for a washing machine and has space for a tumble dryer, UPVC double glazed opaque window to the rear, coving.

Separate WC

7'10 x 2'8
Vintage pink WC, part tiled walls, wood effect laminate flooring, UPVC double glazed window to the rear, coving.

Outside

The front garden features attractive plum slate chippings bordered by mature shrubs and bushes. To the side, a concrete driveway provides access to a single brick built garage, complete with an up and over door, power, lighting, a fuse box and a UPVC double glazed window.

The property enjoys a pleasant, tree-lined outlook across the extended boundary of the private road.

The rear garden is paved with natural fossil Indian sandstone for ease of maintenance.



Other Details

Tenure: Freehold
Council Tax Band: C (£2,145.13 per annum)

The property benefits from the following:

- * The outer wall has been pointed.
- * New external windows have been fitted along with a new front door and patio doors.
- * New Logic combi boiler.
- * The space underneath the floorboards has been insulated.
- * The internal pipework has been insulated.
- * The exterior has been repainted and weatherproofed.
- * The boundary fence has been replaced.
- * New kitchen and units in the porch have been fitted.
- * New bathroom suite installed downstairs.
- * Redecorated throughout.
- * New flooring downstairs and upstairs bathrooms.
- * New carpet fitted in the master bedroom, landing and stairs.
- * New flooring fitted in the rear porch.
- * New handrail, post and spindles (all now in line with regulations).
- * Storage cupboards built into downstairs hallway.
- * Spotlights installed in the kitchen.
- * Indian sandstone laid in the rear garden.
- * New drainage system installed.
- * The fences have been painted.
- * Front garden steps redone and concreted.
- * Path made.



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	72	79
EU Directive 2002/91/EC		