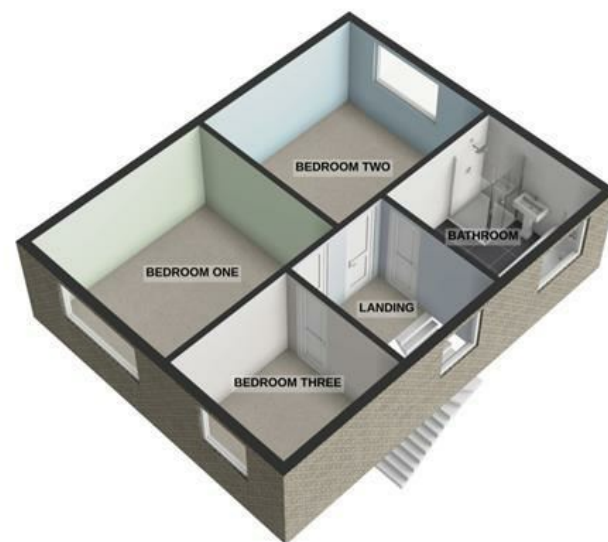




GROUND FLOOR
61.7 sq.m. (664 sq.ft.) approx.



FIRST FLOOR
44.2 sq.m. (476 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 1JY

ASKING PRICE £190,000

- EXTENDED SEMI DETACHED FAMILY HOME IN HIGHLY CONVENIENT LOCATION OFFERED WITH NO CHAIN
- BRIGHT & SPACIOUS PRINCIPAL RECEPTION ROOM - LARGE OPEN PLAN DINING KITCHEN/SECOND RECEPTION ROOM - CONTEMPORARY FOUR PIECE BATHROOM - THREE BEDROOMS
- CLOSE TO LOCAL SHOPS AND SCHOOLS, BUS ROUTES, YMCA SPORTS & LEISURE FACILITY AND MOTORWAY ACCESS
- GOOD SIZED LOW MAINTENANCE FRONT AND REAR GARDENS - GARAGE - EPC RATING: TBC





Entrance
UPVC main entrance door with double glazed opaque glass insert and side window leads into;

Hallway
Radiator, telephone point, recently laid carpet., stairs to first floor, doors leading to the following rooms;

Reception Room One
13'10 x 12'9
UPVC double glazed walk in rectangular bay window to front elevation allowing plentiful light, wooden fireplace with wooden backdrop and hearth with space for electric fire, radiator, television and telephone points, recently laid carpet.

Reception Room Two and Dining Area
20'10 x 10'1
Wooden fireplace and backdrop with marble effect hearth with space for electric fire, radiator, wood effect laminate flooring, rectangular archway leads into the dining area which has space for dining table and chairs, wood effect laminate floor, double glazed sliding patio doors to rear elevation, the dining area opens up to;

Kitchen
17'9 x 7'2
Range of wall and base units, laminate work surfaces, tiled to splash backs, space for: four ring gas cooker, slimline dishwasher, washing machine and fridge freezer, 'Baxi' boiler, two radiators, under stairs cupboard with ample space for storage, tile effect vinyl floor, UPVC double glazed windows to rear and side, UPVC door with double glazed glass inserts.

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



Bathroom
8'11 x 7'5
Recently installed overhead mains powered shower in cubicle and vanity wash hand basin, pedestal wash hand basin, WC, wall mounted heated towel rail, part tiled walls, recently fitted grey wood effect vinyl flooring, wall mounted mirror fronted cabinet, UPVC double glazed opaque window to side.

Bedroom Two
11'11 x 9'
UPVC double glazed window to rear elevation, fitted wardrobes, radiator, recently fitted carpet.

Bedroom One
11'11 x 10'11
UPVC double glazed window to front elevation, radiator, recently fitted carpet.

Bedroom Three
8'1 x 7'6
UPVC double glazed window to front elevation, radiator, recently fitted carpet.

Outside
The front garden is laid to lawn bordered by shrubs, bushes and tall hedges with wooden gate to the side providing access to the rear garden. The rear garden is laid to lawn. patio area to the immediate rear of the property, door leading into brick built garage with power and light, wooden gate providing access to rear access road.

Other Details
Tenure: Leasehold
Number of years left on the lease: approx 904
Ground rent charge is approximately £4.32 per annum.
Council Tax Band: C (£2,145.13 per annum)

