



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

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DORSET ROAD, LYTHAM ST. ANNES FY8 2ED

ASKING PRICE £290,000

- BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME IN DESIRABLE LOCATION
- THREE SPACIOUS BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - DINING ROOM/SECOND RECEPTION ROOM - CONTEMPORARY KITCHEN - FAMILY BATHROOM WITH SEPARATE WC
- WITHIN CLOSE PROXIMITY TO LOCAL SCHOOLS AND SHOPS, THE BEACH, ST ANNES TOWN CENTRE, BUS ROUTES AND MOTORWAY ACCESS
- PRIVATE AND ENCLOSED SOUTH WESTERLY FACING - DETACHED GARAGE - OFF ROAD PARKING FOR SEVERAL VEHICLES - EPC RATING: D





Entrance
Entrance gained via UPVC door leading into;

Entrance Hallway
Stairs leading to the first floor landing, cupboard providing plentiful storage space, doors lead into the following rooms;

Lounge
15'11 x 12'
UPVC double glazed walk in bay window to the front, decorative wooden fire place housing wall mounted living flame effect electric fire, radiator.

Dining Room/Second Reception Room
15'3 x 10'6
UPVC double glazed walk in bay window to the rear, radiator, high quality grey wood effect laminate flooring, space for dining table and chairs if desired.

Kitchen
9'10 x 7'7
Good range of wall and base units, wood effect laminate work surfaces, stainless steel one and half stainless sink bowl and drainer, tiled to splash backs, integrated appliances include: induction hob with overhead illuminated extractor hood and electric oven, space for fridge freezer and dishwasher, wood effect laminate flooring, cupboard housing wall mounted combi boiler, doorway leading to under stair storage space, UPVC double glazed windows to the side, UPVC door with double glazed inserts leading out to the rear garden.

First Floor Landing
Cupboard providing storage space, doors leading to the following rooms;

Bedroom One
13'11 x 11'11
UPVC double glazed window to the front, radiator.



Bedroom Three
14' x 6'2
UPVC double glazed window to the front, radiator.

Bedroom Two
12'7 x 10'5
UPVC double glazed window to the rear, radiator, inbuilt cupboard providing plentiful storage space.

Bathroom
7'9 x 6'10
Two piece white suite comprising of bath with overhead mains powered shower and pedestal wash hand basin, part tiled walls, radiator, high quality wood effect vinyl flooring, UPVC double glazed opaque window to the rear.

Separate WC
4'7 x 2'9
White WC, part tiled walls, high quality wood effect flooring, UPVC double glazed opaque window to the side.

Outside
The front garden is laid to golden gravel bordered by shrubs with large driveway to the side providing off parking for several vehicles, wooden gate providing access to the rear garden. The spacious rear garden is low maintenance with plentiful space for garden furniture, wooden door leads into a single brick built garage.

Garage
17'10 x 8'8
Accessed via up and over door, power, light, window and door to the side.

Other Details
Tenure: Leasehold
Ground rent: £8.00 per annum
Number of years left on the lease: 871 years



remaining
Ground Rent - £8.00 per annum
Council Tax Band: D (£4,826.54 per annum)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	