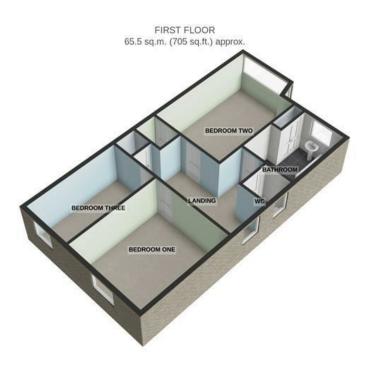
GROUND FLOOR



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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DORSET ROAD, LYTHAM ST. ANNES FY8 2ED

BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME IN DESIRABLE LOCATION

• WITHIN CLOSE PROXIMITY TO LOCAL SCHOOLS AND SHOPS, THE BEACH, ST ANNES TOWN CENTRE, • PRIVATE AND ENCLOSED SOUTH WESTERLY FACING - DETACHED GARAGE - OFF ROAD PARKING FOR

ASKING PRICE £290,000

- THREE SPACIOUS BEDROOMS BRIGHT AND SPACIOUS LOUNGE DINING ROOM/SECOND RECEPTION ROOM CONTEMPORARY KITCHEN FAMILY BATHROOM WITH SEPARATE WC



























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

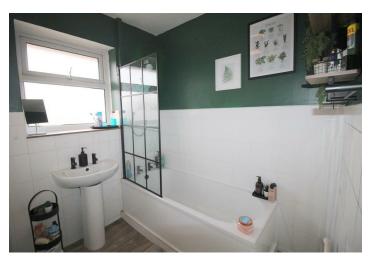
Accessed via up and over door, power, light, window and door to the side.

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)



