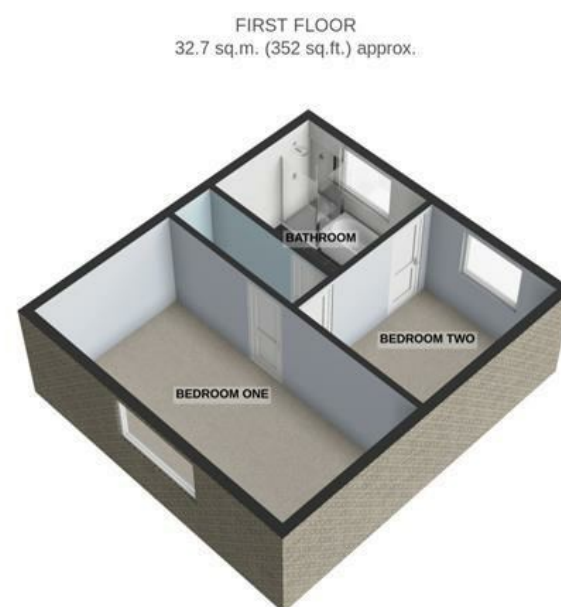




For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025

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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RYDAL ROAD, LYTHAM ST. ANNES FY8 2HP

OFFERS OVER £215,000

- IMMACULATELY PRESENTED SEMI DETACHED FAMILY HOME IN HIGHLY DESIRABLE LOCATION OFFERED WITH NO CHAIN
- TWO BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - FOUR PIECE FAMILY BATHROOM - CONTEMPORARY L SHAPED DINING KITCHEN - DOWNSTAIRS WC
- CLOSE TO LOCAL SHOPS, SCHOOLS AND PARK, BUS ROUTES, MOTORWAY ACCESS AND A SHORT WALK AWAY FROM THE BEACH & ST ANNES TOWN CENTRE
- GENEROUSLY SIZED REAR GARDEN - WORKSHOP/OUTBUILDING - GARAGE - OFF ROAD PARKING FOR MULTIPLE VEHICLES - EPC RATING: E





Entrance
UPVC door with double glazed inserts leads into;

Entrance Porch
Large UPVC double glazed window to the front, tiled flooring, door leading into;

Entrance Vestibule
Radiator, fuse box, wall mounted coat hooks, telephone point, stairs leading up to the first floor landing, door leading into;

Lounge
16'5 x 14'2
Large UPVC double glazed walk in bay window to the front with views of the local park, large radiator, stone fireplace housing living flame log effect electric fire, television and telephone points, two alcoves with set of wall lights, door leading into;

Dining Kitchen
22'9 x 17'6
Good range of wall and base units, laminate work surfaces, stainless steel sink and drainer, integrated appliances include; 'Lamona' four ring gas hob with overhead illuminated extractor hood, 'Lamona' electric oven, 'Lamona' dishwasher and fridge freezer, plumbed for a washing machine, space for dining table and chairs, radiator, wall mounted heater, television and telephone points, wall mounted electric heater, tile effect vinyl flooring, dado rail, French doors lead out to the rear garden, two sets of UPVC double glazed windows to the side, UPVC double glazed window to the rear, door leading into;

Downstairs WC
5'2 x 2'10
Two piece white suite comprising of: WC and vanity wash hand basin, tile effect wall panelling, tiled flooring, wall mounted mirror, extractor fan, recessed spotlight.



First Floor Landing
Loft hatch, doors to the following rooms;

Bedroom One
14'3 x 8'10
Large UPVC double glazed window to the front with views over the park, radiator, two sets of matching fitted wardrobes, overhead cupboard and set of drawers, television point.

Bedroom Two
11' x 8'9
UPVC double glazed window to the rear, radiator, television point, matching fitted wardrobes, overhead cupboard and set of drawers.

Bathroom
8'6 x 7'7
Four piece vintage pink suite comprising of; overhead mains powered shower in cubicle, bath, pedestal wash hand basin and WC, extractor fan, part tiled walls, radiator, wood effect laminate flooring, UPVC door glazed opaque window to the rear.

Garage
17'2 x 7'2
Accessed via set of wooden doors lead into single brick built garage which has power and light which also houses the electric and gas meters.

Workshop/Outbuilding
15'3 x 7'10
Single glazed windows to the front, power light and wooden gate to the rear.

Outside
The front garden is block paved providing parking space for multiple cars, set of wooden doors to the side of the property open up into aforementioned garage. The rear garden is laid to lawn bordered by shrubs and bushes with block paved pathway through



the garden, set of wooden doors leading into the garage, paved area to the far end of the garden with greenhouse and door leading into;

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

