



GROUND FLOOR
59.4 sq.m. (639 sq.ft.) approx.



FIRST FLOOR
48.2 sq.m. (519 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.
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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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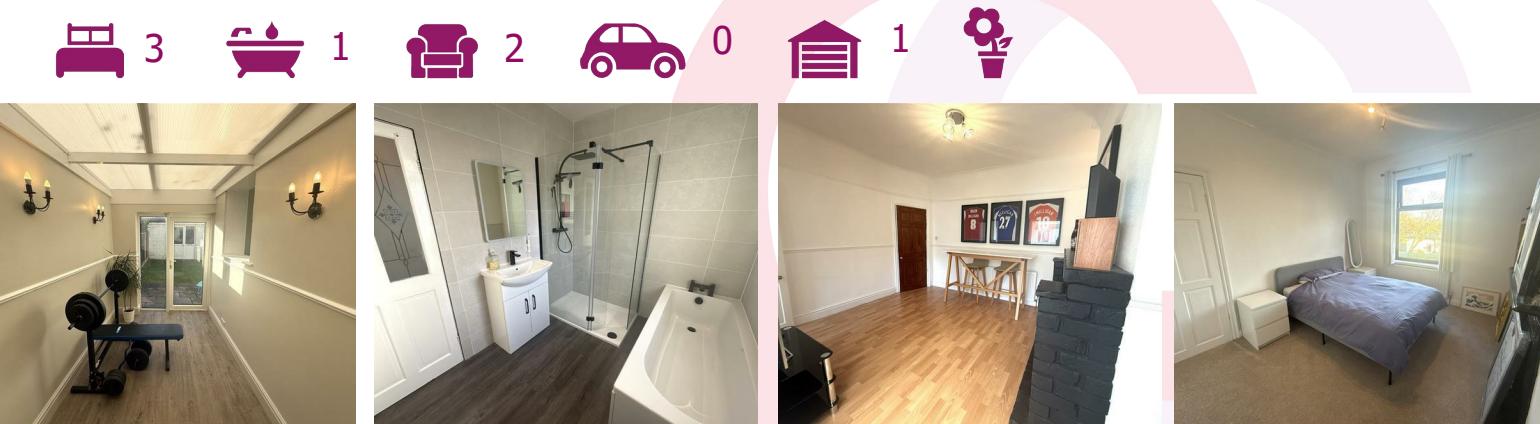


HOPE STREET, LYTHAM ST. ANNES
FY8 3SL

ASKING PRICE £220,000

- WELL PRESENTED THREE BEDROOM MID TERRACED PROPERTY, WITH A LEAFY AND PRIVATE OUTLOOK OVER HOPE STREET PARK
- SITUATED IN A QUIET RESIDENTIAL LOCATION, CLOSE TO LOCAL AMENITIES, ST ANNES SQUARE, SCHOOLS AND TRANSPORT LINKS

- LOUNGE - DINING ROOM / SECOND RECEPTION ROOM - KITCHEN - SUN LOUNGE - MODERN FAMILY BATHROOM
- SOUTH FACING REAR GARDEN - DOUBLE GARAGE



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Entrance

UPVC wood effect entrance door leads into:

Porch

Door leads into:

Hallway

Radiator, stairs lead to the first floor, doors lead to the following rooms:

Lounge

14'6 x 12'11

Large UPVC wood effect double glazed window to front, fireplace housing electric fire, television point, radiator.

Dining Room / Second Reception Room

13'11 x 11'6

Brick built fireplace housing electric log burner, wood effect laminate flooring, radiator, open to:

Sun Louge

9'2 x 5'6

UPVC double glazed door with side window leads to rear garden, wood effect laminate flooring, three wall lights, polycarbonate roof.

Kitchen

9'11 x 8'11

UPVC wood effect double glazed window to the rear, range of contemporary base units with laminate work surfaces, integrated appliances include: stainless steel sink and drainer, four ring electric hob with tiled to splashback and overhead illuminated extractor fan, 'Indesit' oven and grill, plumbed for dishwasher, space for fridge and freezer, understairs storage cupboard housing meters.

First Floor Landing

Loft access, radiator, cupboard housing 'Main' boiler, fitted wardrobes, doors lead to the following rooms:



Family Bathroom

8'8 x 7'

UPVC wood effect double glazed opaque window to rear, four piece white suite comprising of: vanity wash hand basin, shower cubicle with waterfall shower and further shower attachment, bath and WC, wood effect tiled flooring, tiled to splash backs, recessed spotlights, extractor fan, wall mounted heated towel rail.

Bedroom Two

11'8 x 10'11

UPVC wood effect double glazed window to rear, radiator, original cast iron fireplace.

Bedroom One

11'11 x 10'5

UPVC wood effect double glazed window to front overlooking Hope Street Park, radiator, original cast iron fireplace.

Bedroom Three

9' x 6'5

UPVC wood effect window to front, radiator, half panelled walls.

Outside

The sunny rear garden is laid to lawn.

Garage

18'7 x 16'4

Brick built double garage with power and light, up and over door leading to rear access road., UPVC access door and side window.

Other Details

Council Tax Band - C (£2,145.13 per annum)

Tenure - Freehold

Energy Rating: TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC