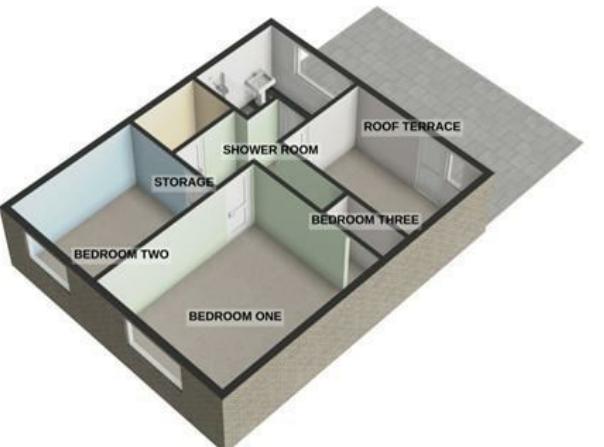




FIRST FLOOR
52.6 sq.m. (566 sq.ft.) approx.



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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FROBISHER DRIVE, LYTHAM ST. ANNES
FY8 2RG

ASKING PRICE £350,000

- EXTENDED DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION - NO CHAIN INVOLVED
- CONVENIENTLY CLOSE TO LOCAL SHOPS, TRANSPORT LINKS, ST ANNES BEACH AND ST ANNES TOWN CENTRE
- THREE/FOUR BEDROOMS - THREE/FOUR RECEPTION ROOMS - BREAKFAST KITCHEN - DINING ROOM - DOWNSTAIRS WC - THREE PIECE SHOWER ROOM -- CONSERVATORY
- PRIVATE ROOF TERRACE WITH VIEWS OVER ST ANNES OLD LINKS GOLF COURSE - PRIVATE ENCLOSED WEST FACING REAR GARDEN - DRIVEWAY WITH SPACE FOR MULTIPLE VEHICLES



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.



Entrance

Entrance gained via single glazed entrance door which leads into:

Entrance Vestibule

Large UPVC double glazed opaque window to the side, door leading into:

Entrance Hallway

Stairs leading up to the first floor landing, doors lead into the following rooms with the hallway opening up into the dining room;

Ground Floor WC

4'4 x 3'5

Two piece white suite comprising of: WC and wall hung wash hand basin, marble effect panelled walls, tiled floor, recessed spotlights, UPVC double glazed opaque window to the rear.

Reception Room One

15'6 x 10'10

Entered via double doors the reception room has a large UPVC double glazed leaded walk in bay window to the front, radiator, decorative wooden fire place with marble effect backdrop and hearth housing living flame gas fire, television and telephone points, coving.

Bedroom Four

16'10 x 7'8

UPVC double glazed leaded window to the front, radiator, coving. This bedroom has the potential to be a further reception room or office if desired.

Dining Room

13'11 x 9'8

UPVC double glazed window to the side, radiator, plentiful space for dining table and chairs, doors lead into the following rooms:

Breakfast Kitchen

19'5 x 9'10

Good range of wall and base units, laminate work surfaces, one and half bowl stainless steel sink and drainer, space for



gas hob and oven, overhead illuminated extractor hood, space for fridge freezer, plumbed for a washing machine, double radiator, part tiled walls, vinyl flooring, UPVC double glazed opaque window to the side. UPVC patio door to the rear allowing access to the rear garden, wooden external door to the side, door leading into:

Reception Room Two

11'1 x 8'7

Radiator, wall mounted electric heater, set of wall lights, picture rail, coving, UPVC patio door leading into:

Conservatory

11'4 x 11'14

UPVC double glazed windows to the side and rear allowing an abundance of natural light, set of French doors to the side providing access to the rear garden, wood effect laminate flooring, double radiator, wall mounted electric heater, television point.

First Floor Landing

Loft hatch providing access to a good sized loft space which is part board and has power/light, cupboard housing 'Ideal' combi boiler which also provides plentiful storage.

Bedroom One

14'2 x 10'3

Large UPVC double glazed leaded window to the front, radiator, large fitted wardrobe with mirror fronted sliding doors, door leading to inbuilt cupboard providing plentiful storage space, telephone point.

Bedroom Two

11'2 x 8'7

UPVC double glazed leaded window to the front, radiator, fitted wardrobes.

Shower Room

7'7 x 7'6

Three piece contemporary white suite comprising of: overhead mains powered walk in shower with further shower attachment within large cubicle, vanity wash hand



basin and WC, wall mounted heated towel rail, vinyl flooring, part tiled walls, UPVC double glazed opaque window to the rear.

Bedroom Three

11'3 x 7'8

UPVC double glazed window to the rear, UPVC door with double glazed inserts which leads out on the roof terrace, large radiator.

Roof Terrace

20'11 x 11'9

Generously sized roof terrace perfect for enjoying the afternoon/evening sun with views overlooking St Annes Old Links golf course.

Outside

The front garden is laid with golden gravel with paved driveway space for multiple vehicles. The substantially sized rear garden is laid to lawn bordered by shrubs and bushes and has a paved patio area which is an ideal place for enjoying the morning sun, feature fish pond, shed perfect for storing garden furniture and tools, wooden gate to the side.

Other Details

Tenure: TBC

Council Tax Band: D (£2,413.27 per annum)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	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