



MAYFIELD ROAD, LYTHAM ST. ANNES  
FY8 2DR

ASKING PRICE £399,950

- SPACIOUS FIVE BEDROOM SEMI DETACHED FAMILY HOME - IN SOUGHT AFTER LOCATION ON TREE LINED ROAD
- CLOSE TO LOCAL SHOPS, SCHOOLS & TRANSPORT LINKS

- ACCOMMODATION SET OVER 3 FLOORS INCLUDING 2 RECEPTION ROOMS - DINING KITCHEN
- FAMILY BATHROOM - EN SUITE TO BEDROOM FIVE - SUNNY REAR GARDEN - GARAGE & DRIVEWAY



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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**Entrance**  
Composite entrance door with opaque glass inserts leads into porch with original tiling, door with opaque glass insert leads into:

**Entrance Hall**  
Bright and welcoming entrance hall with UPVC double glazed opaque window to front, wood effect laminate flooring, radiator, doors lead to the following rooms:

**Downstairs WC**  
5'5 x 4'2  
Accessed via folding door, UPVC double glazed opaque window to side, two piece suite comprising of: pedestal wash hand basin and WC, wood effect laminate floor, fully tiled walls, cupboard housing meters.

**Lounge**  
15'11 x 12'8  
Large UPVC double glazed window to front, feature fireplace with tiled backdrop housing log burner, original cupboards to alcoves with shelving above, coving, vertical radiator, television point, double doors lead into the second reception room.

**Second Reception Room**  
16' x 12'8  
UPVC double glazed French doors with windows to side and above leading to rear garden, feature brick fireplace housing log burner, television point, two vertical radiators, coving.

**Dining Kitchen**  
24'3 x 9'11  
Two UPVC double glazed windows to front and side, UPVC doors leading to side, good range of wall and base units with laminate work surfaces, integrated appliances include: stainless steel sink and drainer with overhead chef tap, 'Rangemaster' 5 ring cooker and overhead illuminated extractor, dishwasher, space for American style fridge freezer, tiled to splash backs,



wood effect laminate flooring, recessed spotlights, large breakfast bar with plentiful seating and overhead feature lighting, storage cupboard, radiator.

**First Floor Landing**  
UPVC double glazed window to side allowing plentiful light, loft access, feature archway, doors lead to the following rooms:

**Bedroom Four**  
9'11 x 8'7  
UPVC double glazed window to front, radiator.

**Bedroom One**  
16' x 14'11  
Large UPVC double glazed window to front, radiator, range of fitted wardrobes with sliding doors, television point.

**Bedroom Two**  
15'8 x 12'8  
Large UPVC double glazed window to rear, radiator, fitted wardrobes original cast iron fireplace.

**Family Bathroom**  
9'4 x 6'8  
Two UPVC double glazed windows to side, four piece suite comprising of: pedestal wash hand basin, shower cubicle,, bath with shower attachment and WC, wall mounted heated towel rail, tiled effect vinyl flooring, fully tiled walls, extractor fan, airing cupboard housing 'Baxi' boiler.

**Bedroom Three**  
13'8 x 10'  
UPVC double glazed window to rear, radiator.

**Bedroom Five**  
17'10 x 9'7  
Accessed via staircase leading to second floor with large storage cupboard with light.



A bright and spacious room with two Velux windows, radiator, door leads to:

**En Suite Bathroom**  
7'11 x 5'11  
Three piece suite comprising of: pedestal wash hand basin, bath with shower attachment and WC, tiled walls, wood effect laminate flooring, radiator, Velux skylight, extractor fan.

**Outside**  
There is a car port with secure wooden gates to side. The rear garden enjoys a sunny aspect and is mainly paved for ease of maintenance with a wooden shed and pergola

The front garden is laid to lawn with established shrub and plant borders, There is a driveway providing off road parking.

**Garage**  
Brick built single garage with up and over door, plumbing for washing machine, power and light.

**Other Details**  
Tax Band - E (£2,949.55 per annum).  
Tenure - To be confirmed.  
Energy Rating: D



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 64                      | 73        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |