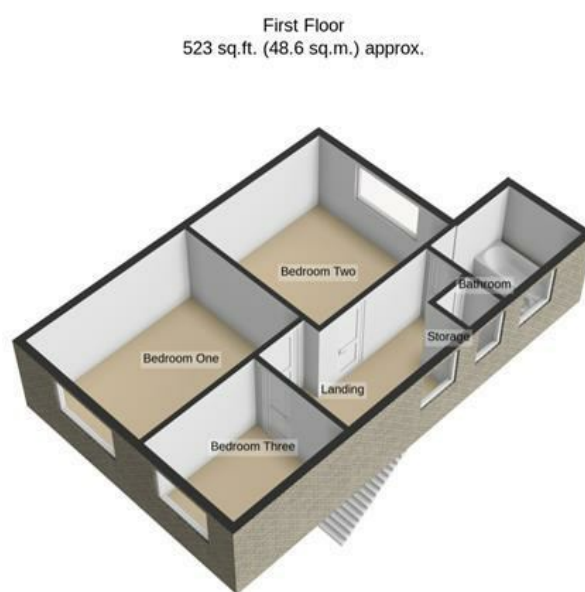
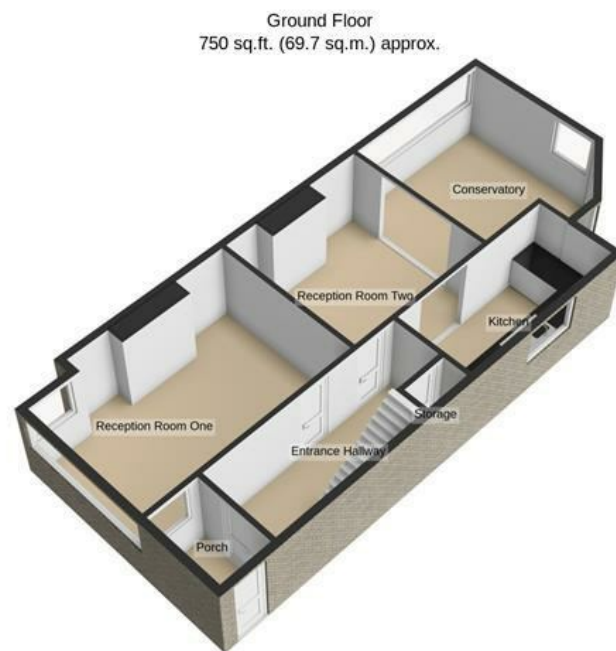




For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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We take every care to ensure that details shown are correct, however, 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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CHURCH ROAD, LYTHAM ST. ANNES FY8 3NL

ASKING PRICE £285,000

- IMMACULATELY PRESENTED SEMI DETACHED FAMILY HOME OFFERED WITH NO CHAIN
- THREE BEDROOMS - TWO RECEPTION ROOMS - CONSERVATORY - MODERN FITTED KITCHEN - THREE PIECE BATHROOM
- LOCATED IN POPULAR AREA CLOSE TO ST ANNES TOWN CENTRE, SEA FRONT, LOCAL SHOPS, SCHOOLS AND BUS ROUTES
- SUBSTANTIALLY SIZED REAR GARDEN - OUTBUILDING - GARAGE - OFF ROAD PARKING FOR SEVERAL VEHICLES - EPC RATING: D





Entrance

Entrance gained via composite door leading into;

Entrance Porch

UPVC double glazed windows to the front and side, tiled floor, door leading into;

Entrance Hallway

Vertical radiator, under stair cupboard housing the fuse box, meters and telephone point, coving, doors leading into the following rooms;

Reception Room One

16'10 x 12'2

Large UPVC double glazed walk in bay window to the front, large radiator, wooden fireplace with decorative backdrop and granite hearth housing living flame gas fire, television point, coving.

Reception Room Two

12'9 x 12'1

Log burning stove in exposed brick surround, vertical radiator, television point, grey wood effect laminate flooring, coving, archway that opens up in the kitchen. The reception room also opens up into;

Conservatory

11'4 x 10'2

Wall mounted electric heater, grey wood effect laminate flooring, UPVC doubled glazed opaque windows to the side and rear, French doors open up into the rear garden.

Kitchen

14'4 x 6'

Good range of modern soft closing wall and base units one of which houses a 'Vailant' combi boiler, laminate work surfaces, stainless steel bowl sink and drainer, tiled to splash backs, integrated appliances include; overheard illuminated extractor hood, 'Bosch' induction hob and electric oven, plumbed for washing machine,



space for fridge freezer, recessed spotlights, grey wood effect laminate flooring, UPVC double glazed opaque window to the side.

First Floor Landing

UPVC double glazed stained glass window to the side, loft hatch, coving, large cupboard providing plentiful storage which could also be converted into a separate WC, doors leading into the following rooms;

Bedroom Three

9'2 x 7'

UPVC double glazed window to the front, vertical radiator, telephone phone, fitted wardrobes with matching cupboards and drawers, coving.

Bedroom One

12'9 x 9'1

UPVC double glazed window to the front, radiator, telephone point, fitted wardrobes with matching drawers and cupboards, coving.

Bedroom Two

12'9 x 10'9

UPVC double glazed window to the rear, radiator, television and telephone points, fitted wardrobes with matching cupboards and drawers, coving.

Bathroom

8'10 x 5'11

Three piece white suite comprising of; bath with wall mounted mains powered shower, pedestal wash hand basin and WC, wall mounted heated towel rail, tiled walls and floor, UPVC double glazed opaque window to the side.

Outside

The front garden is laid with stone chippings bordered by bushes and established trees, the side of the property is also laid with stone chippings providing space for off road parking, up and over door provides



access to a single concrete constructed garage, external water point.

The rear garden is laid to lawn bordered by shrubs and tall hedges perfect for family time, relaxing in or entertaining guests, summer house, metal gate to the side providing access to the driveway. The area immediately to the rear of the property is laid with red stone chippings with UPVC doors leading to large outbuilding providing plentiful storage space and the aforementioned garage.

Other Details

Tenure: Leasehold

Number of years left on the lease: 896

Ground Rent: £15.00 per annum

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	57	69
	EU Directive 2002/91/EC	