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DEVONSHIRE ROAD, LYTHAM ST. ANNES  
FY8 2NU

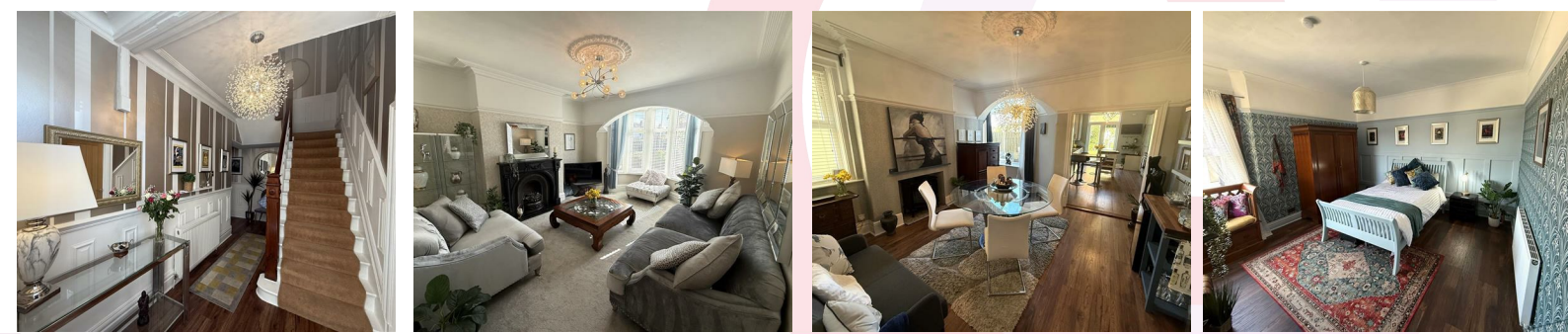
ASKING PRICE £475,000

- GORGEOUS AND IMMACULATELY PRESENTED FIVE BEDROOM SEMI DETACHED HOME BOASTING MANY ORIGINAL FEATURES
- BRIGHT AND AIREY LOUNGE, DINING ROOM, MODERN KITCHEN, DOWNSTAIRS WC, BASEMENT, FAMILY BATHROOM, ENSUITE SHOWER ROOM TO BEDROOM FOUR
- JUST A SHORT WALK TO THE SEA FRONT, CLOSE TO ST ANNES SQUARE, EXCELLENT LOCAL SCHOOLS AND TRANSPORT LINKS
- GOOD SIZED REAR GARDEN WITH A WESTERLY ASPECT



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

Entered via a UPVC door with transom window above leads into:

#### Entrance Hall

UPVC double glazed window to the front, original wooden staircase leading to the first floor, half panelled walls, double radiator, laminate flooring which is laid over a hardwood Parquet floor. doors lead to the following rooms:

#### Basement

The basement has plentiful storage and houses the gas and electric meters.

#### Downstairs WC

Two piece suite comprising of: WC, vanity wash handbasin with cupboard underneath, half panelled walls, laminate flooring.

#### Lounge

15'11 x 13'06  
UPVC double glazed walk-in bay window to the front, allowing an abundance of light, decorative fireplace housing cast iron gas fire and tiled hearth, original skirting boards, coving and picture rail, television point, double radiator, the carpet is laid over a hardwood Parquet floor.

#### Dining Room

15'06 x 13'02  
UPVC double glazed window to the side and further UPVC double glazed window to the rear with roof light, fireplace housing stove effect electric fire and tiled hearth, laminate flooring which is laid over a wooden floor, original skirting boards, coving and picture rail, space for dining table and chairs, double radiator, telephone point, the dining room is open to:

#### Kitchen

18'7 x 11'06  
UPVC double glazed window to the side, UPVC double glazed French doors leading out to the rear garden, extensive range of modern high gloss wall and base units with solid wood work surfaces and breakfast bar, under unit lighting, space for a small butchers block, stainless steel one and a half bowl sink and drainer, inset 'Range Master' cooker with five ring gas hob, two electric ovens and a hot plate with overhead



extractor fan, plumbed for dishwasher, space for American style fridge freezer, double radiator, laminate flooring, concertina door leading to downstairs utility space, plumbed for a washing machine and space for a tumble dryer.

#### Stairs and Landing leading to the first floor

Aforementioned staircase, half panelled walls, original balustrade, split landing, UPVC double glazed window to the side, two double radiators, access to the part boarded loft with pulldown ladder, doors lead to the following rooms:

#### Bedroom Three

12'01 x 8'11  
UPVC double glazed window to the rear, double radiator, original skirting boards and picture rail, laminate flooring, recessed spotlights.

#### Family Bathroom

9'09 x 8'06  
Two UPVC double glazed opaque windows to the rear, four piece suite comprising of: WC, pedestal wash handbasin, elevated roll top bath with shower attachment, corner shower cubicle with mains plumbed shower, fully tiled walls, vinyl flooring, double radiator, recessed spotlights.

#### Bedroom One

16'07 x 12'10  
UPVC double glazed walking bay window to the front allowing an abundance of light, two matching fitted wardrobes, original skirting boards, coving and picture rail, laminate flooring, double radiator.

#### Bedroom Two

13'08 x 12'10  
UPVC double glazed corner window to the rear, feature panelled wall, original skirting boards and picture rail, original cast iron fireplace with decorative tiling, laminate flooring, double radiator.

#### Stairs leading to the second floor

Decorative half panelled walls, UPVC double glazed window to the side, under eaves storage space, doors lead to the following rooms:

#### Bedroom Four

12'10 x 11'07 to under eaves  
UPVC double glazed window to the side, double radiator, two under eaves storage spaces, door leads to:



#### En-Suite Shower Room

8'00 x 3'11  
Three piece suite comprising of: WC, vanity wash handbasin with cupboards underneath, walk in shower with mains plumbed shower, fully tiled walls, wood flooring, wall mounted heated towel rail, extractor fan, recessed spotlights.

#### Bedroom Five

Two double glazed skylights, double radiator.

#### Outside

The front of the property is laid to lawn with shrub and planting borders and a secure side gate, the driveway is divided at the central point with the neighboring property.

The rear garden has a westerly aspect, with a decked patio area perfect for entertaining, laid to lawn with well established shrubs and plants, large shed with storage, electric point and water tap. The side of the property is laid to gravel with ample space for seating.

#### Other Details

This property also benefits from: A brand new combi boiler fitted in April 2026 with Hive Control System - The roof was replaced in 2022/2023 - 1/3 of the windows have been replaced in 2021/2022

Tenure: Leasehold  
Ground Rent: TBC  
Council Tax Band: D  
Energy Rating: TBC



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	