



**MAYFIELD ROAD, LYTHAM ST. ANNES
FY8 2DR**

ASKING PRICE £385,000

- SPACIOUS FOUR BEDROOM SEMI DETACHED FAMILY HOME IN A PRESTIGIOUS TREE LINED SETTING
- LOUNGE - OPEN PLAN LIVING / DINING KITCHEN - UTILITY - DOWNSTAIRS WC - FAMILY BATHROOM
- SUNNY REAR GARDEN - DETACHED GARAGE & DRIVEWAY
- LOCATED CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS & HIGHLY REGARDED SCHOOLS.



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 leads into'

Porch
Tiled floor, door with decorative glass insert and surround leads into;

Entrance Hall
Welcoming hallway with stairs leading to the first floor, radiator, large under stairs storage cupboard, wood effect laminate flooring, doors lead to the following rooms;

Lounge
15'4 x 13'6
Large UPVC double glazed bay window to front with decorative top lights, fireplace with tiled backdrop and hearth housing open fire, coving, television point, built in shelving, radiator.

Downstairs WC
4'9 x 2'10
Two piece white suite comprising of vanity wash hand basin and WC, tiled walls and floor, recessed spotlights, extractor fan.

Utility Room
6'8 x 5'7
UPVC and opaque glass door leading to side, wall and base units with laminate work surfaces incorporating stainless steel sink and drainer, plumbed for washing machine, space for tumble dryer, cupboard housing 'Glow Worm' boiler, wood effect laminate flooring.

Living Dining Kitchen
27' x 24' (to widest point)
Fabulous open plan space with UPVC bi folding doors leading to the rear garden, UPVC double glazed windows to side and rear, range of wall and base units with granite work surfaces, space for American style



fridge/freezer, integrated appliances include; double oven and grill, 5 ring gas hob with overhead illuminated extractor, one and a half bowl stainless steel sink and drainer, dishwasher. There is an island with granite work surface, storage underneath and space for seating, tiled to splash backs, two radiators, recessed spotlights, space for dining table and chairs, space for sofa, television point, wood effect laminate flooring.

First Floor Landing
UPVC double glazed leaded window with decorative design, loft hatch with pull down ladder, radiator, storage cupboard, doors lead to the following rooms;

Bedroom Four
9'4" x 7'10"
UPVC double glazed window to front, radiator.

Bedroom One
15'9 x 11'
Large UPVC double glazed window to front with fitted drawers beneath, range of fitted wardrobes with overhead cupboards and bedside cabinets, radiator, coving.

Bedroom Two
14' x 12'1
UPVC double glazed window to rear, radiator, television point.

Family Bathroom
9'10 x 5'10
UPVC double glazed opaque window to side, four piece white suite comprising of; shower cubicle, vanity wash hand basin, bath with shower attachment, tiled walls and floor, wall mounted heated towel rail, recessed spotlights, extractor fan.

Bedroom Three
12'5 x 9'4
UPVC double glazed window to rear, radiator, coving.



Outside
The sunny rear garden is laid to artificial grass with composite decking. There is also a large plastic shed.

The front garden is laid to lawn with shrub, tree and planting borders and there is a block paved driveway providing parking for 2 cars. There is a secure composite side gate.

Garage
Detached garage with up and over door, power and light. There is a side door accessed from the rear garden.

Other Details
Tenure: Leasehold.
Ground Rent: £2.50 paid half yearly
Number of years left on the lease: approx 899
Council Tax Band - E.
Energy Rating - to be confirmed.



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		EU Directive 2002/91/EC	