



**EDWARD STREET, LYTHAM ST. ANNES
FY8 1XR**

ASKING PRICE £199,995

- EXTENDED SEMI DETACHED FAMILY HOME IN CONVENIENT LOCATION
- CLOSE TO ST ANNES TOWN CENTRE, SEA FRONT, LOCAL SHOPS AND BUS ROUTES
- THREE BEDROOMS - TWO RECEPTION ROOMS - DINING KITCHEN - DINING ROOM - THREE PIECE BATHROOM
- TWO LARGE WORKSHOPS - FRONT AND REAR GARDENS - OFF ROAD PARKING SPACE - EPC RATING: D



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

Entrance gained via UPVC door with double glazed opaque inserts which leads into;

Entrance Hallway

UPVC double glazed opaque window to the front, large radiator, coving, wall mounted 'Baxi' combi boiler, cupboard housing fuse box and electric meter, stairs leading to the first floor landing, doors leading into the following rooms;

Reception Room One

14'8 x 11'4

Large UPVC double glazed walk in bay window to the front, two radiators, decorative marble fireplace with marble backdrop and hearth housing living flame effect gas fire, television point, ornate picture rail and coving, decorative ceiling rose.

Reception Room Two

11'10 x 11'5

Decorative marble fireplace with tiled backdrop and marble hearth housing log burning stove, radiator, television and telephone points. The room opens up to;

Dining Room

11'11 x 7'11

UPVC door with double glazed inserts leads out into the rear garden, UPVC double glazed window to the rear, television point, fibre broadband point.

Dining Kitchen

21'4 x 9'6

Comprehensive range of wall and base units, laminate work surfaces, stainless steel one and half sink bowl and drainer, integrated appliances include: overhead illuminated extractor hood, 'Whirlpool' four ring gas hob, 'Bosch' double electric oven, plumbed for a washing machine and dishwasher, space for fridge freezer, space for dining table and chairs, double



radiator, tiled floor, UPVC double glazed windows to the side and rear.

First Floor Landing

UPVC double glazed window to the side, doors leading into the following rooms;

Bathroom

8'5 x 7'1

Three piece suite comprising of; bath with overhead mains powered shower, pedestal wash hand basin and WC, radiator, dado rail, loft hatch, part tiled walls, UPVC double glazed opaque windows to the side and rear.

Bedroom Two

11'11 x 10'9

Large UPVC double glazed window to the rear, radiator, television point.

Bedroom One

11'10 x 10'10

UPVC double glazed window to the front, radiator, television point.

Bedroom Three

7'2 x 6'10

UPVC double glazed window to the front, radiator, television point.

Workshop One

42'8 x 11'4

Set of wooden doors to the front, windows to the side, power, light and fibre broadband coverage.

Workshop Two

26'9 x 10'1

UPVC double glazed windows to the side and front, UPVC door to the front, power, light and fibre broadband coverage.



Outside

The front garden is paved providing space for off road parking. The low maintenance rear garden is paved with doors leading to both workshops, two double external power points, external water point and wooden gate to the side.

Other Details

Tenure: Leasehold

Length of Lease: 846 years

Ground Rent: £5.00 per annum

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	