



Dorset Road, Lytham St. Annes, FY8 2ED

£270,000

STUNNING SEMI-DETACHED HOUSE!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in the popular seaside town of Lytham St Annes!



15 Dorset Road, Lytham St. Annes, FY8 2ED

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Lytham St Annes. Benefiting from spacious living accommodation set over 2 floors, private walled garden and modern sophisticated decor throughout.

The living accommodation briefly comprises of; lounge, dining room, kitchen and large entrance hall. To the first floor, 3 spacious bedrooms, bathroom and separate WC,

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

Leasehold - over 900 years remaining

Ground rent - £8pa

Council tax band - D

GROUND FLOOR

Entrance Hall 14'1" x 6'2" (4.30m x 1.88m)

Carpet flooring with staircase leading to the first floor

Lounge 11'11" x 15'1" (3.65m x 4.60m)

Carpet flooring with bay fronted window, electric fireplace, curtains and blind

Dining area 15'10" x 10'6" (4.85m x 3.21m)

High quality wood effect laminate flooring with bayed window and curtains

Kitchen 7'7" x 13'10" (2.33m x 4.22m)

High quality wood effect laminate flooring with access to the rear garden.

A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

FIRST FLOOR

Bedroom 13'10" x 11'11" (4.23m x 3.64m)

Carpet flooring with window to the front elevation, curtains and blind

Bedroom 12'4" x 10'5" (3.78m x 3.19m)

Carpet flooring with window to the rear elevation and curtains

Bedroom 13'11" x 6'2" (4.26m x 1.88m)

High quality wood effect laminate flooring with spotlighting and blind

Bathroom

High quality vinyl flooring with 2 piece bathroom suite in white, shower over bath with glass splash-back screen, partially tiled decor and radiator (Separate WC)

EXTERNAL

Beautifully courtyard style rear garden, enclosed by boundary brick wall and benefiting from a private, South-westerly facing aspect. Large driveway to the front of the property, capable of accommodating 3 vehicles, leading to a detached single garage to the side of the property in the rear garden.





