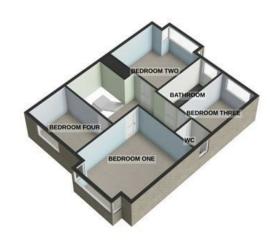


FIRST FLOOR 68.6 sq.m. (739 sq.ft.) approx.



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. Made with Metropix © 2025

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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ROWSLEY ROAD, LYTHAM ST. ANNES FY8 2NS

ASKING PRICE £410,000

- **NO CHAIN INVOLVED** WELL PRESENTED SEMI DETACHED FAMILY HOME IN HIGHLY DESIRABLE RESIDENTIAL AREA WITH PLENTY OF ORIGINAL FEATURES
- FOUR BEDROOMS TWO RECEPTION ROOMS DINING ROOM/THIRD RECEPTION ROOM FITTED KITCHEN - FAMILY BATHROOM - TWO SEPARATE WC'S - UTILITY ROOM/CLOAK ROOM



























Entrance gained via solid timber door with opaque and leaded glass insert leading into;

Entrance Porch

Panelled walls, original tiled floor, door leading into;

Entrance Hallway

Spacious hallway with UPVC double glazed window to the front, wood burner, decorative ceiling, panelled walls, parquet flooring, radiator, telephone point, stairs leading to the first floor landing, doors leading to the following rooms;

Reception Room One

13'4 x 13'3

Large UPVC double glazed walk in bay window to the front, radiator, feature living flame gas fire with decorative wooden surround, marble hearth and backdrop, parguet flooring, telephone point, decorative ceiling rose, decorative coving, skirting boards.

Reception Room Two

14'2 x 13'3

UPVC double glazed and leaded walk in bay window to the rear, two UPVC double glazed and leaded windows to the side, radiator, living flame gas fire with decorative wooden surround, marble hearth and backdrop, television and telephone points, ceiling rose, decorative coving, skirting boards.

Dining Room

12'11 x 10'11

UPVC double glazed window to the rear, radiator, original tiled flooring, ceiling rose, decorative ceiling cornice, door leading to storage cupboard, skirting boards, door leading into;

Kitchen

19'11 x 6'

Two UPVC doubled glazed windows to the side, comprehensive range of wall and base units with under lighting, wooden work surfaces, one and a half stainless steel bowl sink and drainer, appliances include: 'Cookmaster' electric range cooker with double oven and 'Beko' dishwasher, space for fridge and freezer, recessed spotlights, tiled flooring, door leading out to the rear garden, bi-folding door leading into;



Downstairs WC

6' x 3'

UPVC doubled glazed window to the side, WC, tiled flooring, recessed spotlight.

Utility Room

6' x 5'1

UPVC doubled glazed window to the side, vanity wash hand basin, washing machine, tumble dryer, tiled flooring, recessed spotlights.

First Floor Landing

Spacious landing with decorative ceiling, radiator and doors to the following rooms;

Bedroom One

13'4 x 13'3

Large UPVC walk in bay window to the front, radiator, television and telephone point, decorative ceiling, ceiling rose, skirting boards.

Bedroom Two

10'11 x 10'10

UPVC double glazed window to the rear, radiator, ceiling rose, coving, skirting boards.

Bedroom Three

10'10 x 7'8

UPVC double glazed bay window to the rear, radiator, coving, picture rail, skirting boards.

Bedroom Four

10'11 x 7'5

UPVC double glazed window to the front, large radiator, ceiling rose, coving, skirting boards.

Upstairs WC

4'9 x 3'1

UPVC double glazed opaque window to the side, WC, tiled walls.

Bathroom

10'10 x 5'6

UPVC double glazed window to the rear, two piece suite comprising of; bath with overhead mains powered shower and vanity wash hand basin, part tiled walls, tiled flooring, ceiling rose, coving, skirting boards, cupboard providing plentiful storage space.



Outside

The front garden is laid to lawn bordered by shrubs and bushes. To the side is a tarmacked driveway leading to a single bricked garage with power, light and two UPVC double glazed windows. The generously sized rear garden is laid to lawn with paved pathway along side bordered by shrubs, flower beds and established trees. At the bottom of the rear garden is a large patio area perfect for enjoying the sun and outdoor dining.

Other Details

Tenure: Leasehold 999 years - years remaining 849

Ground Rent: £10.00 per annum

Council Tax Band: E (£2,918.00 per annum)

Since the seller purchased the property the following works have been carried out:

- * The radiators and boiler have been replaced
- * The front windows have been replaced
- * Underground piping has been changed
- * The seller has added a dishwasher, washing machine, tumble dryer, a 7 burner cooker and double oven.
- * Decorated throughout
- * Fitted new carpets
- * Re-pointed the chimney's
- * Carried out some roof works replacing some of the tiles
- * Replaced the garage roof
- * Installed a wood burner in the hallway



