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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
- **CONVENIENTLY LOCATED** CLOSE TO ASHTON GARDENS, ST ANNES BEACH, ST ANNES TOWN CENTRE, GOOD TRANSPORT LINKS AND LOCAL SHOPS
- **FOUR BEDROOMS** - TWO RECEPTION ROOMS - DINING ROOM/THIRD RECEPTION ROOM - FITTED KITCHEN - FAMILY BATHROOM - TWO SEPARATE WC'S - UTILITY ROOM/CLOAK ROOM
- **GARAGE AND DRIVEWAY** - FRONT AND REAR GARDENS - EPC RATING: E







**Entrance**  
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, parquet 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

