



St Annes Road East

Offers in excess of £320,000



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EPC rating: D

- Traditional Three Storey terrace
- Traditional features throughout
- Close to St Annes Town

- Gardens front and rear
- Basement level
- Well presented throughout



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Description

Spacious Six Bedroom Family Home Arranged Over Four Levels in a Prime St. Annes Location

Occupying a sought after position on St. Annes Road East, this substantial six bedroom terraced home offers generous and versatile accommodation across four levels, including a fully usable basement. Ideally located within easy reach of St. Annes Square, highly regarded schools, transport connections, local amenities and the renowned Royal Lytham Golf Club, this impressive property is perfectly suited to growing families.

Basement Level:

A welcoming hallway with two useful storage cupboards leads to a spacious double bedroom with an en-suite WC and wash basin. There is also a comfortable living room featuring French doors opening directly onto the decked seating area, creating an excellent additional reception or self-contained living space.

Ground Floor:

An entrance porch opens into the main hallway, providing access to a bright bay-fronted lounge, a separate dining room offering further reception space, and a generously proportioned fitted kitchen/dining room with French doors leading out to the rear garden.

First Floor:

The first-floor landing serves three well-sized double bedrooms, one of which benefits from built-in storage and a private en-suite shower room with WC and wash basin. A spacious family bathroom includes a bath, separate shower enclosure, WC and wash basin.

Second Floor:

The top floor offers two further double bedrooms together with an additional bathroom comprising a bath, WC and wash basin.

Externally, the property enjoys a low-maintenance rear garden, while the front features a combination of lawn and decking, providing an attractive outdoor space for relaxing or entertaining.

Additional Information:

Council Tax Band: E

Tenure: Leasehold

Remaining Lease: Approximately 852 years

Annual Ground Rent: £4.00

Photographs



Rooms

Basement Living Room

4.02m x 5.44m (13'2" x 17'10")

Basement Bedroom

2.67m x 4.04m (8'10" x 13'4")

Basement WC

0.88m x 2.3m (2'11" x 7'6")

Living Room

3.87m x 5.25m (12'8" x 17'2")

Dining Room

3.79m x 4.21m (12'5" x 13'10")

Kitchen

3.03m x 7.69m (9'11" x 25'2")

First Floor Bedroom

3.02m x 3.2m (9'11" x 10'6")

Bedroom

3.83m x 4.23m (12'7" x 13'11")

Bedroom

3.59m x 4.26m (11'10" x 14'0")

First Floor Bathroom

First Floor En Suite

Second Floor Bedroom

3.85m x 4.19m (12'7" x 13'8")

Rooms

Bedroom

3.53m x 4.26m (11'7" x 14'0")

Bathroom

External

Externally, the property enjoys a low-maintenance rear garden, while the front features a combination of lawn and decking, providing an attractive outdoor space for relaxing or entertaining.

Buyer Notes

In order to proceed with the purchase of a property in the United Kingdom, estate agents are legally required to carry out identity checks on all parties involved in the transaction. This is to comply with Anti-Money Laundering regulations. These checks are conducted by an independent third-party provider, and a fee will apply. Please contact the branch for further information.

Information

We make every effort to ensure that the details provided are accurate and reliable; however, they do not constitute part of an offer or contract and should not be relied upon as statements of fact. All services, systems, and appliances referred to in these particulars have not been tested by us, and no guarantee is given regarding their condition, functionality, or efficiency.

More photographs



Floorplan



Total floor area: 235.2 sq.m. (2,532 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by Gulphotography Ltd.

Map

