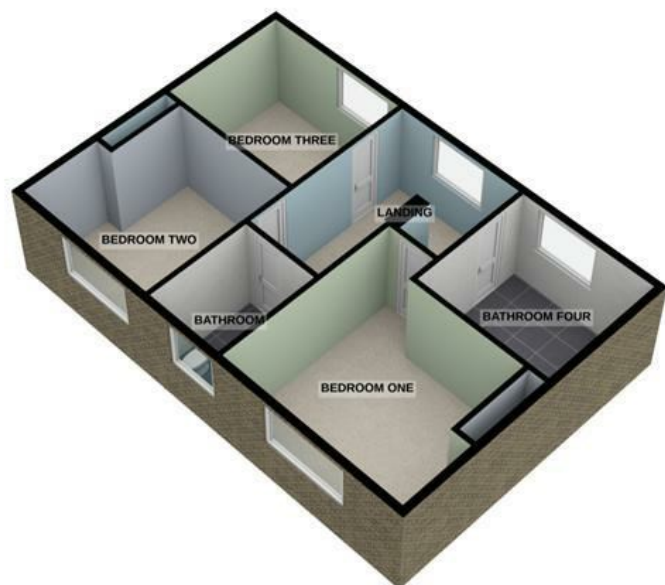


GROUND FLOOR



FIRST FLOOR



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 © 2021

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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### CROSBY ROAD, LYTHAM ST. ANNES FY8 3AD

OFFERS IN THE REGION  
OF £235,000

- DETACHED FAMILY HOME IN SOUGHT AFTER AREA CLOSE TO ALL AMENITIES AND TRANSPORT LINKS
- SPACIOUS LOUNGE AND DINING KITCHEN - UTILITY AREA - FOUR BEDROOMS - FAMILY BATHROOM
- COURTYARD GARDEN - OFF-ROAD PARKING FOR UP TO TWO VEHICLES
- ENERGY RATING: E





#### Entrance

UPVC double glazed door with surrounding windows, leads into:

#### Porch

Tiled flooring, wooden door leads into:

#### Entrance Hall

Stairs lead to the first floor, doors lead to the following rooms:

#### Dining Kitchen

15'09 x 11'10

UPVC double glazed bay window to the front, window and door leading to the rear garden, living flame gas fire set in feature fireplace, range of wall and base units with laminate work surfaces, integrated appliances include: five ring gas hob, electric oven with grill and overhead extractor fan, stainless steel sink with drainer, combi boiler, plumbed for a dishwasher, space for fridge freezer, tiled to splashbacks, understairs storage space housing the consumer unit, gas and electric meters, the kitchen opens up to a small utility space and is plumbed for a washing machine, radiator, laminate flooring and telephone point.

#### Lounge

17'0 x 12'03

UPVC double glazed bay window to the front, living flame gas fire set in feature fireplace, television point, radiator, laminate flooring.

#### Stairs and Landing

Aforementioned staircase leading to the first floor, UPVC double glazed window to the rear, radiator, doors lead to the following rooms:

#### Bedroom One

11'02 x 10'01

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



#### Bedroom Two

10'1 x 9'5

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

#### Bedroom Three

9'2 x 7'10

UPVC double glazed window to the rear, radiator.

#### Bedroom Four

9'5 x 7'9

UPVC double glazed window to the rear, radiator.

#### Family Bathroom

7'2 x 5'7

UPVC double glazed opaque window to the front, three piece suite comprising of: bath with overhead mains plumbed shower and glass shower screen, WC, pedestal wash hand basin, fully tiled walls, laminate flooring, extractor fan.

#### Outside

To the rear there is a small courtyard style garden laid with concrete for ease of maintenance, outside water tap, there is also a secure side gate with access to the driveway. To the front there is off-road parking for up to two vehicles, and a variety of planted borders and bushes.

#### Other Details

Tenure leasehold: lease length 998 years

Ground Rent: £5.50 per annum

Council Tax Band C

The roof was replaced in 2025

The porch roof was replaced in 2024

The property has been re-rendered on three sides



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	