



HEELEY ROAD, LYTHAM ST ANNES
FY8 2LH

ASKING PRICE £240,000

- IMMACULATELY PRESENTED SEMI DETACHED FAMILY HOME POSITIONED ON A LARGE CORNER PLOT - OFFERED WITH NO CHAIN
- THREE BEDROOMS - BRIGHT AND SPACIOUS DINING LOUNGE - CONSERVATORY - MODERN FITTED KITCHEN - CONTEMPORARY THREE PIECE FAMILY BATHROOM
- CONVENIENTLY LOCATED FOR LOCAL SHOPS AND SCHOOLS, ST ANNES OLD LINKS GOLF COURSE, BUS ROUTES AND MOTORWAY ACCESS
- FRONT AND SIDE GARDENS - DRIVEWAY AND GARAGE - EPC RATING: D



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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Entrance

Entrance gained via UPVC door with double glazed opaque inserts leading into:

Entrance Hallway

Cupboard housing fuse box and electric meter, telephone point, stairs leading to the first floor landing, wood effect laminate flooring, door leading into:

Dining Lounge

24'1 x 11'
UPVC double glazed windows to the front and rear, radiator, wall mounted living flame effect electric fire, television point, wood effect laminate flooring, space for dining table and chairs, coving, door leading into:

Kitchen

19'2 x 8'6
Good range of soft closing wall and base units, laminate work surfaces, one and half stainless steel sink bowl and drainer, integrated appliances include: overhead illuminated extractor hood, induction hob and electric oven, glass splash back, space for washing machine, door leading to under stair storage cupboard, further cupboard housing combi boiler, double vertical radiator, tiled floor, UPVC double glazed windows to the side and rear, UPVC door with single glazed inserts leads into:

Conservatory

9'7 x 7'4
Single glazed windows to the front, side and rear, tiled flooring, set of single glazed sliding doors open up to the side garden.

First Floor Landing

UPVC double glazed window to the side, loft hatch, fitted cupboard providing plentiful storage, doors lead into the following rooms:



Bedroom One

13'9 x 10'11
UPVC double glazed window to the front, large radiator, two television points, grey wood effect laminate flooring.

Bedroom Two

11' x 10'
UPVC double glazed window to the rear, large radiator.

Bedroom Three

8'11 x 8'6
UPVC double glazed window to the rear, large radiator.

Bathroom

8'4 x 7'9
Three piece white suite comprising of: bath with waterfall style shower and further shower attachment, vanity wash hand basin and WC, part marble effect panelled walls, radiator, grey wood effect laminate flooring, UPVC double glazed opaque window to the front.

Garage

18'3 x 12'
Up and over door, fuse box, power, light, two sets of single glazed windows to the side.

Outside

The generously sized front garden is laid to lawn with stone chip pathway leading to the front of the property, wooden gate to the side providing access to the side garden. The side garden is paved for ease of maintenance, external water point, concrete driveway leading to aforementioned single brick garage.

Other Details

Tenure: Freehold
Council Tax Band: C

* The property was built in 1947 as a police officer residence *



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	