

GROUND FLOOR
92.3 sq.m. (994 sq.ft.) approx.



FIRST FLOOR
44.2 sq.m. (476 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.
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COUNTY
Estate Agents

St. Annes 01253 711511



CHURCH ROAD, LYTHAM ST. ANNES
FY8 3NP

ASKING PRICE £333,000

- FABULOUS THREE BEDROOM SEMI DETACHED FAMILY HOME WITH SUPERB REAR GARDEN FEATURING GAMES ROOM/GYM
- COVERED HOT TUB - HOME OFFICE / TREATMENT ROOM - GREAT OUTDOOR SPACE FOR ENTERTAINING
- LOCATED IN POPULAR AREA CLOSE TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS
- DOWNSTAIRS WC - OPEN PLAN LOUNGE / DINING ROOM - KITCHEN - FAMILY BATHROOM - LARGE DRIVEWAY WITH WOODEN CAR PORT TO THE SIDE



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

Composite entrance door leads into the bright and spacious feature porch with UPVC double glazed apex floor to ceiling window, wood effect laminate flooring, power points, composite door leads into;

Hallway

Inviting hallway with feature glass balustrade staircase leading to the first floor, radiator, under stairs cupboard housing meters, wood effect laminate work surfaces, doors lead to the following rooms;

Downstairs WC

4'7 x 2'6

UPVC double glazed opaque window to side, two piece white suite comprising of WC and vanity wash hand basin with cupboard underneath, fully tiled walls, wood effect laminate flooring, extractor fan, recessed spotlights.

Lounge

12'3 x 12'1

Large UPVC double glazed bay window to front allowing plentiful light, contemporary feature electric remote control fire with multi colour options, recess for wall mounted TV screen, contemporary tiling to alcoves, radiator, TV point, wood effect laminate flooring, recessed spotlights, open to;

Dining Room

12'2 x 11'7

UPVC double glazed French doors leading to rear garden, tiled fireplace with oak floating mantle, wood effect laminate flooring, radiator, recessed spotlights.

Kitchen

21'3 x 6'1

Gorgeous kitchen with two UPVC double glazed windows to side and rear, UPVC door to side, good range of wall and base units with wood effect laminate work surfaces, tiled to splash backs, integrated



appliances include; ceramic sink and drainer with contemporary mixer tap, double oven and grill, 4 ring electric hob with overhead illuminated extractor, space for fridge/freezer, cupboard housing boiler radiator, tiled floor.

First Floor Landing

Large UPVC double glazed opaque window to half landing allowing plentiful light, loft access with pull down ladder, doors lead to the following rooms;

Family Bathroom

8'7 x 6'7

Opaque UPVC double glazed window to rear, 4 piece contemporary white suite comprising of walk in shower, vanity wash hand basin incorporating WC and storage cupboards, bath with shower attachment, large wall mounted chrome heated towel rail, wood effect laminate flooring, tiled walls, cladded ceiling with recessed spotlights, extractor fan.

Bedroom Two

12'3 x 11'4

UPVC double glazed window to rear, fitted blinds, radiator.

Bedroom One

13'6 x 11'4

Large UPVC double glazed bay window to front, wood effect laminate floor, fitted blinds, radiator.

Bedroom Three

8'5 x 6'9

UPVC double glazed window to front, wood effect laminate flooring, fitted blinds, radiator.

Outside

There is a large paved driveway to the front of the property providing off road parking for several vehicles.

To the side there is a secure wooden gate leading to



wooden car port, outside water tap and external power point.

The large and sunny rear garden is laid to artificial lawn with two patio areas perfect for outside dining, a raised and covered hot tub area with external power and TV point.

Gym / Games Room

15'7 x 10'4

Accessed via UPVC double doors, TV point, recessed spotlights, wood effect laminate flooring.

Home Office / Treatment Room

13'7 x 10'8

Ideal for an assortment of different uses, accessed via UPVC double doors, recessed spotlights, wood effect laminate floor.

Other Details

Tax Band - C (£2,145.13 per annum).

Tenure - Leasehold

Energy Rating - D.



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