

GROUND FLOOR
73.9 sq.m. (796 sq.ft.) approx.



FIRST FLOOR
53.3 sq.m. (573 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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**HAYMARKET, LYTHAM ST. ANNES
FY8 3LW**

ASKING PRICE £350,000

- ART DECO STYLE 1930'S THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN HIGHLY SOUGHT AFTER PEACEFUL LOCATION
- CONVENIENTLY LOCATED FOR LOCAL SHOPS, TRANSPORT LINKS, SCHOOLS, ROYAL LYTHAM AND OLD LINKS GOLF COURSES AND BOTH LYTHAM AND ST ANNES TOWN CENTRES
- BRIGHT & SPACIOUS LOUNGE - OPEN PLAN CONTEMPORARY DINING KITCHEN/LIVING AREA - WC - MODERN FAMILY BATHROOM - DRIVEWAY - INTEGRAL GARAGE - LARGE REAR GARDEN



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

UPVC double doors with opaque leaded glass inserts leads into:

Porch

Terracotta tiled flooring, original wooden door with opaque glass inserts to both sides and above, leads into:

Entrance Hall

Original panelled staircase leading to the first floor, understairs storage cupboard with light housing the consumer unit, gas and electric meters, laminate flooring, double radiator, doors lead to the following rooms:

Lounge

12'10 x 13'04

UPVC double glazed bay window to the front with an additional feature corner window allowing plentiful light, original fireplace with tiled backdrop and hearth housing an open fire, television and telephone points, double radiator.

Open Plan Dining Kitchen/Living Area

living 14'04 x 11'05 kitchen 15'03 x 9'06

UPVC double glazed door and side windows leading to the rear garden, space for dining table and chairs and sofas, laminate flooring, double radiator, television point.

UPVC double glazed windows to the side and the rear, good range of contemporary high gloss wall and base units with laminate work surfaces and splashbacks, integrated appliances include: 'Neff' five ring gas hob with overhead illuminated extractor fan, 'Neff' double oven and grill 'Smeg' dishwasher, composite one and half bowl sink with drainer, space for American style fridge/freezer, grey tile effect laminate flooring, double radiator, recessed spotlights, door leads into:



Integral Garage

Up and over door to the front, UPVC double glazed door and window to the side, power and lighting, boiler, plumbed for a washing machine and space for tumble dryer.

Stairs and Landing

Aforementioned staircase leading to the first floor, UPVC double glazed opaque window to the side, loft hatch with pull down ladder that leads up to the boarded loft space with light, doors lead to the following rooms:

Bedroom One

13'04 x 11'08

UPVC double glazed window to the front with an additional feature corner window allowing plentiful light, double radiator.

Bedroom Two

12'10 x 11'05

UPVC double glazed window to the rear, built in storage cupboard, double radiator.

Bedroom Three

7'11 x 8'05

UPVC double glazed feature corner window, double radiator.

WC

UPVC double glazed opaque window to the side, WC.

Family Bathroom

7'08 x 6'10

UPVC double glazed opaque window to the rear, three piece modern white suite comprising of: floating wash hand basin, bath, corner shower cubicle with mains plumbed shower, wall mounted heated towel rail, mirrored cabinet with shaver plug, fully tiled walls and floor, recessed spotlights, extractor fan.



Outside

The front of the property has a tarmac drive and pathway leading to the rear garden, there are two areas that are laid to lawn with well established shrub and planting borders.

The substantially sized rear garden is mainly laid to lawn with shrub and planting borders and has well established trees including a fabulous apple tree. There is also a paved patio area which is perfectly positioned to catch the most sunlight, composite shed and outside water tap.

Other Details

The property benefits from:

*** A Contemporary Kitchen - Fitted 4 Years Ago

*** Re-Roofed 3 Years Ago

*** Full Fibre Broadband

** A working Alarm System

Tenure: Leasehold approximately 904 years remaining

Ground Rent: £6.00 per annum

Council Tax Band: D (£2,413.27 per annum)

Energy Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC