



**PRESTON ROAD, LYTHAM ST. ANNES
FY8 5BN**

ASKING PRICE £330,000

- BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION
- CONVENIENTLY SITUATED MINUTES AWAY FROM LYTHAM QUAYS, LYTHAM GREEN, LYTHAM TOWN CENTRE, LOCAL SHOPS, SUPERMARKETS, BARS, RESTAURANTS AND GOOD TRANSPORT LINKS
- THREE BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - CONTEMPORARY THREE PIECE SHOWER ROOM - SEPARATE WC - MODERN FITTED KITCHEN - CONSERVATORY
- SUMMER HOUSE - CARPORT - GARAGE - DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES - GOOD SIZED REAR GARDEN - EPC RATING: C



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 composite door leading into;

Entrance Porch
UPVC double glazed window to the front with frosted glass film, recessed spotlights, composite door leading into;

Entrance Hallway
UPVC double glazed opaque window to the front, radiator, tile effect laminate flooring, under-stairs cupboards housing 'Worcester ' combi boiler, meters and fuse box which also provides storage space, stairs leading to the first floor landing, doors lead to the following rooms;

Lounge
19'10 x 11'6
UPVC double glazed bay window to the front, oak fireplace beam, log burner in alcove with tiled hearth radiator, telephone and television points, double vertical radiator, wood effect laminate flooring.

Conservatory
13' 8'1
UPVC double glazed windows to the side and rear, large radiator, glass roof lantern, wood effect laminate flooring, wooden sliding doors allowing the room to be closed off from the lounge if desired.

Kitchen
13' x 8'4
Extensive range of modern soft closing wall and base units with matching drawers, wood effect laminate work surfaces with incorporated one and half stainless steel bowl sink and drainer, integrated appliances include; large overhead illuminated extractor hood, range cooker and 'Bosch' dishwasher, plumbed for washing machine, space for American fridge freezer, under floor heating, tile effect laminate flooring, recessed spotlights, UPVC double glazed window to



the rear, UPVC double glazed opaque window to the side, composite door leading out to the rear garden.

First Floor Landing
Large UPVC double glazed opaque window to the side, loft hatch with folding loft ladder providing access to a large loft space which is boarded and insulated with light, doors lead to the following rooms;

Shower Room
8'3 x 7'5
Approached by steps leading up from the landing, three piece white suite comprising of overhead mains powered shower within large walk in shower cubicle, vanity wash hand basin with marble splash back and WC, wall mounted heated towel rail, two inbuilt cupboards providing further storage space, tiled floor, part tiled walls, radiator, under floor heating, wall mounted mirror fronted cabinet, recessed spotlights, UPVC double glazed opaque window to the front.

Bedroom One
13'11 x 9'10
UPVC double glazed walk in bay window to the front, curved radiator, large fitted wardrobe with sliding doors.

Bedroom Two
11'11 x 7'11
Large UPVC double glazed window to the rear, radiator.

Bedroom Three
8'5 x 6'10
Large UPVC double glazed window to the rear, vertical radiator, fitted wardrobe.

Separate WC
5'2 x 2'11
White WC, radiator, wood effect vinyl flooring, UPVC double glazed opaque window to the side.



Garage
13'9 x 8'1
Up and over door, power, light, workshop, space for tumble dryer, UPVC double glazed window to the rear.

Outside
The front garden is paved bordered by shrubs and bushes for ease of maintenance and providing further off road parking space, to the side is a tarmacked driveway and gated access leading to carport and garage. Steps lead down into the rear garden which has a large limestone paved patio area ideal for garden furniture and enjoying the sun bordered by lawned areas, tall hedges, established trees and outdoor lighting. The rear garden also has an external water point, large UPVC double glazed window providing access to a large void under the house which has been tanked and provides an abundance of storage space, garden storage unit.

Summer House
13'11 x 10'6
Set of double doors open up to the summer house which has grey wood effect laminate flooring, double glazed windows to the front and rear, power points, lighting. The summer house also has potential to be utilized as a home office or gym.

Other Details
Tenure: Leasehold
Number of years left on the lease: 906
Ground Rent: £4.24 per annum
Council Tax Band: C



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84