Ground floor
1316 sq.ft. (122.3 sq.m.) approx.

First floor
955 sq.ft. (88.8 sq.m.) 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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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.

The Propert Ombudsman

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COUNTY Estate Agents
St. Annes 01253 711511

STANLEY ROAD, LYTHAM ST. ANNES FY8 5QX

ASKING PRICE £599,995

- BRIGHT AND SPACIOUS SEMI DETACHED PERIOD FAMILY HOME SITUATED ON A TREE LINE ROAD WITH MANY ORIGINAL FEATURES AND CHARM - OFFERED WITH NO CHAIN
- LOCATED WITHIN A SHORT STROLL OF LYTHAM GREEN, LYTHAM TOWN CENTRE, TRANSPORT LINKS, LOCAL SHOPS, CAFE'S, BARS AND RESTAURANTS
- 4 BEDROOMS WITH EN-SUITE ROOM OFF THE PRINCIPAL BEDROOM - TWO RECEPTION ROOMS - DINING ROOM/THIRD RECEPTION ROOM - FITTED KITCHEN - FOUR PIECE FAMILY BATHROOM
- GARAGE - OUTBUILDINGS - SUBSTANTIALLY SIZED REAR GARDEN - EPC RATING: E

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Entrance
Entrance gained via solid timber door leading into;

Entrance Vestibule
Decorative tiled floor, UPVC double glazed window to the front, coving, door leading into;

Entrance Hallway
Radiator, skirting boards, coving, stairs leading to the first floor landing, doors to the following rooms;

Reception Room One
16'11 x 13'3
Large walk in bay to the front with UPVC double glazed sash style windows, two radiators, stone surround and granite hearth housing cast iron fireplace housing living flame coal effect gas fire, telephone point, set of wall lights, skirting boards, coving.

Reception Room Two
13'3 x 11'6
Curved UPVC double glazed walk in bay window to the rear, radiator, decorative wooden fireplace with tiled hearth housing cast iron living flame coal effect gas fire, television point, skirting boards, coving.

Downstairs WC
7'11 x 2'6
Two piece white suite comprising of pedestal wash hand basin and WC, cupboard housing electric meter and fuse box.

Kitchen
13'4 x 11'10
Good range of wall and base units, laminate work surfaces with incorporated breakfast bar, stainless steel one and half bowl and drainer, tiled to splash backs, range cooker with overhead illuminated extractor hood, integrated fridge freezer, 'Hotpoint' washing machine and 'Diplomat' dishwasher, radiator, large UPVC double glazed sash style window to the side. The kitchen opens up to;

Dining Room
16'7 x 11'11
French doors to the rear, UPVC door to the side, UPVC double glazed sash style window to the side, radiator, cupboard housing 'Ravenheart' boiler which also provides some storage space, recessed spotlights.

First Floor Landing
Split level landing with newly fitted carpet, radiator, loft hatch, sky light, doors to the following rooms;

Bedroom One
18'2 x 14'
Three sets of UPVC double glazed sash style windows to the front, radiator, skirting boards, coving, newly fitted carpet.

En-Suite Shower Room
5'7 x 5'1
Three piece white suite comprising of; overhead mains powered shower in curved shower cubicle, WC and pedestal wash hand basin, wall mounted heated towel rail, tiled walls, recessed spotlights, extractor vent, newly fitted carpet.

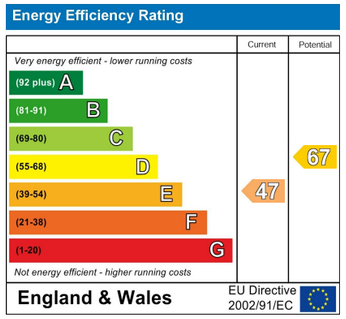
Bedroom Two
13'11 x 11'7
UPVC double glazed sash style window to the rear, radiator, newly fitted carpet, skirting boards.

Bedroom Three
11'10 x 8'6
UPVC double glazed sash style window to the side, radiator, skirting boards.

Bedroom Four
9'1 x 8'6
UPVC double glazed sash style window to the side, radiator, newly fitted carpet, skirting boards.

Bathroom
11'11 x 6'11
Four piece white suite comprising of; roll top bath with telephone style shower attachment, overhead mains powered shower in curved shower cubicle, pedestal wash hand basin and WC, part tiled walls, tiled floor, recessed spotlights, extractor vent, radiator, UPVC double glazed part opaque sash style window to the rear.

Garage
20'9 x 11'3
Accessed via electric up and over door the garage has power, light, fuse box and UPVC double glazed window to the rear.

Outside
The front garden is laid to lawn bordered by shrubs and bushes with tarmac driveway providing off road parking space for multiple vehicles leading to single brick garage. The rear garden is laid to lawn bordered by shrubs, bushes and established trees perfect for enjoying the afternoon sun or entertaining guests, outbuildings providing plentiful storage space, original stone built wall to the rear of the garden.

Other Details
Tenure: Freehold
Council Tax Band: E