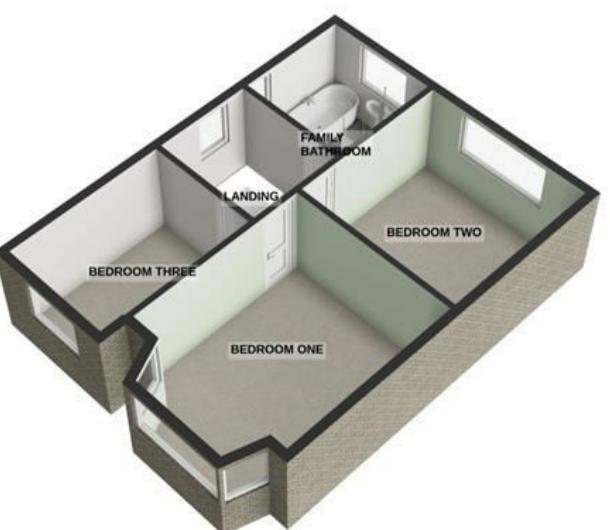


GROUND FLOOR  
66.1 sq.m. (711 sq.ft.) approx.



FIRST FLOOR  
47.1 sq.m. (506 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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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 entrance door leads into porch with UPVC double glazed windows, tiled floor, further wooden door with windows either side leads into;

#### Entrance Hall

Stairs leading to first floor, radiator, doors lead to the following rooms;

#### Lounge

21'11 x 11'8  
UPVC double glazed bay window to front, two radiators, television point, feature York stone fireplace, UPVC double doors open into;

#### Dining Kitchen

8'5 x 19'3 x 20'2  
Fabulous L-Shaped room with contemporary wall mounted radiator in dining area, UPVC double glazed French doors and window to rear with fitted plantation shutters, three Velux windows allowing plentiful light, newly installed range of wall and base units with laminate work surfaces, ceramic sink and drainer, integrated 'Neff' appliances include; four ring induction hob with overhead illuminated extractor, oven with grill, combi oven/microwave, dishwasher, washing machine, fridge and freezer, cupboard housing 'Worcester' boiler, television point, recessed spotlights, tiled flooring, glass splash backs, further access door back through to hallway, under stairs storage cupboard with light housing meters and alarm system, UPVC door leads to side of property.

#### Downstairs WC

3'10 x 2'3  
Two in one white WC and wash hand basin, part tiled walls, vinyl tiled effect flooring.

#### First Floor Landing

Accessed via aforementioned stairs, radiator, loft hatch with pull down ladder leading to a large loft



space which has been part boarded with a light, UPVC double glazed opaque window to side, doors lead to the following rooms;

#### Bedroom Three

9' x 7'11  
UPVC double glazed window to front, radiator, built in wardrobe.

#### Bedroom One

12'5 x 11'8  
UPVC double glazed bay window to front, radiator, fitted wardrobes incorporating drawers and dressing unit.

#### Bedroom Two

11'8 x 9'8  
UPVC double glazed window to rear, radiator.

#### Family Bathroom

8' x 7'9  
Gorgeous contemporary bathroom with two UPVC double glazed opaque windows to rear and side, four piece white suite comprising of; freestanding bath and tap with shower attachment, separate shower cubicle with waterfall shower and further shower attachment, vanity wash hand basin with drawers underneath, WC, wall mounted heated towel rail, recessed spotlights, extractor fan, marble effect tiling to walls, vinyl plank flooring.

#### Outside

The large front garden is home to a beautiful Silver Birch Tree plus a variety of mature trees and shrubs and is mainly laid to lawn. There is a secure gate leading to the side and rear garden.

The side and rear garden is mainly laid to lawn with a paved patio perfect for table and chairs, summer house, good variety of shrubs and trees including a Victoria Plum tree, and gate providing access to the



driveway. There is an outside water tap and three outside lights.

#### Garage

Brick built single garage with roller door, UPVC side access door, power and light.

#### Other Details

Tenure: Leasehold - 934 years remaining  
Ground Rent: £11.00 per annum  
Council Tax Band: C (£2,130.70 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	61	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC