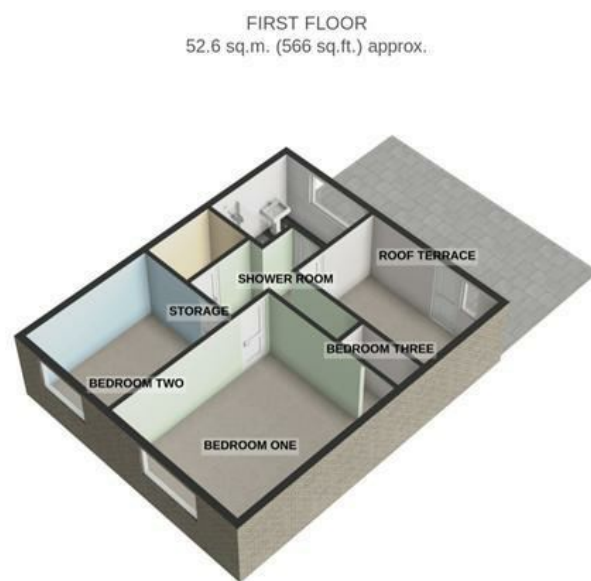




GROUND FLOOR
102.2 sq.m. (1100 sq.ft.) approx.



FIRST FLOOR
52.6 sq.m. (566 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. Made with Metropix © 2026

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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FROBISHER DRIVE, LYTHAM ST. ANNES FY8 2RG

AUCTION GUIDE
£300,000

- EXTENDED DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION - NO CHAIN INVOLVED - IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE BEING SOLD VIA 'SECURE SALE'
- CONVENIENTLY CLOSE TO LOCAL SHOPS, TRANSPORT LINKS, ST ANNES BEACH AND ST ANNES TOWN CENTRE
- THREE/FOUR BEDROOMS - THREE/FOUR RECEPTION ROOMS - BREAKFAST KITCHEN - DINING ROOM - DOWNSTAIRS WC - THREE PIECE SHOWER ROOM -- CONSERVATORY
- PRIVATE ROOF TERRACE WITH VIEWS OVER ST ANNES OLD LINKS GOLF COURSE - PRIVATE ENCLOSED WEST FACING REAR GARDEN - DRIVEWAY WITH SPACE FOR MULTIPLE VEHICLES





Entrance
Entrance gained via single glazed entrance door which leads into:

Entrance Vestibule
Large UPVC double glazed opaque window to the side, door leading into:

Entrance Hallway
Stairs leading up to the first floor landing, doors lead into the following rooms with the hallway opening up into the dining room;

Ground Floor WC
4'4 x 3'5
Two piece white suite comprising of: WC and wall hung wash hand basin, marble effect panelled walls, tiled floor, recessed spotlights, UPVC double glazed opaque window to the rear.

Reception Room One
15'6 x 10'10
Entered via double doors the reception room has a large UPVC double glazed leaded walk in bay window to the front, radiator, decorative wooden fire place with marble effect backdrop and hearth housing living flame gas fire, television and telephone points, coving.

Bedroom Four
16'10 x 7'8
UPVC double glazed leaded window to the front, radiator, coving. This bedroom has the potential to be a further reception room or office if desired.

Dining Room
13'11 x 9'8
UPVC double glazed window to the side, radiator, plentiful space for dining table and chairs, doors lead into the following rooms:

Breakfast Kitchen
19'5 x 9'10
Good range of wall and base units, laminate work surfaces, one and half bowl stainless steel sink and drainer, space for gas hob and oven, overhead illuminated extractor hood, space for fridge freezer, plumbed for a washing machine, double radiator, part tiled walls, vinyl flooring, UPVC double glazed opaque window to the side. UPVC patio door to the rear allowing access to the rear garden, wooden external door to the side, door leading into:

Reception Room Two
11'1 x 8'7
Radiator, wall mounted electric heater, set of wall lights, picture rail, coving, UPVC patio door leading into:

Conservatory
11'4 x 11'14
UPVC double glazed windows to the side and rear allowing an abundance of natural light, set of French doors to the side providing access to the rear garden, wood effect laminate flooring, double radiator, wall mounted electric heater, television point.

First Floor Landing
Loft hatch providing access to a good sized loft space which is part board and has power/light, cupboard housing 'Ideal' combi boiler which also provides plentiful storage.



Bedroom One
14'2 x 10'3
Large UPVC double glazed leaded window to the front, radiator, large fitted wardrobe with mirror fronted sliding doors, door leading to inbuilt cupboard providing plentiful storage space, telephone point.

Bedroom Two
11'2 x 8'7
UPVC double glazed leaded window to the front, radiator, fitted wardrobes.

Shower Room
7'7 x 7'6
Three piece contemporary white suite comprising of: overhead mains powered walk in shower with further shower attachment within large cubicle, vanity wash hand basin and WC, wall mounted heated towel rail, vinyl flooring, part tiled walls, UPVC double glazed opaque window to the rear.

Bedroom Three
11'3 x 7'8
UPVC double glazed window to the rear, UPVC door with double glazed inserts which leads out on the roof terrace, large radiator.

Roof Terrace
20'11 x 11'9
Generously sized roof terrace perfect for enjoying the afternoon/evening sun with views overlooking St Annes Old Links golf course.

Outside
The front garden is laid with golden gravel with paved driveway space for multiple vehicles. The substantially sized rear garden is laid to lawn bordered by shrubs and bushes and has a paved patio area which is an ideal place for enjoying the morning sun, feature fish pond, shed perfect for storing garden furniture and tools, wooden gate to the side.

Other Details
Tenure: Freehold
Council Tax Band: D

Auctionners Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The



Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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	