482 sq.ft. (44.8 sq.m.) approx.

278 sq.ft. (25.8 sq.m.) approx.

Ground floor
669 sq.ft. (62.1 sq.m.) approx.

First floor
437 sq.ft. (40.6 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. 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.

The Propert Ombudsman

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COUNTY Estate Agents
St. Annes 01253 711511

EDWARD STREET, LYTHAM ST. ANNES FY8 1XR

ASKING PRICE £199,995

- EXTENDED SEMI DETACHED FAMILY HOME IN CONVENIENT LOCATION
- CLOSE TO ST ANNES TOWN CENTRE, SEA FRONT, LOCAL SHOPS AND BUS ROUTES
- THREE BEDROOMS - TWO RECEPTION ROOMS - DINING KITCHEN - DINING ROOM - THREE PIECE BATHROOM
- TWO LARGE WORKSHOPS - FRONT AND REAR GARDENS - OFF ROAD PARKING SPACE - EPC RATING: D

3 1 2

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Entrance
Entrance gained via UPVC door with double glazed opaque inserts which leads into;

Entrance Hallway
UPVC double glazed opaque window to the front, large radiator, coving, wall mounted 'Baxi' combi boiler, cupboard housing fuse box and electric meter, stairs leading to the first floor landing, doors leading into the following rooms;

Reception Room One
14'8 x 11'4
Large UPVC double glazed walk in bay window to the front, two radiators, decorative marble fireplace with marble backdrop and hearth housing living flame effect gas fire, television point, ornate picture rail and coving, decorative ceiling rose.

Reception Room Two
11'10 x 11'5
Decorative marble fireplace with tiled backdrop and marble hearth housing log burning stove, radiator, television and telephone points. The room opens up to;

Dining Room
11'11 x 7'11
UPVC door with double glazed inserts leads out into the rear garden, UPVC double glazed window to the rear, television point, fibre broadband point.

Dining Kitchen
21'4 x 9'6
Comprehensive range of wall and base units, laminate work surfaces, stainless steel one and half sink bowl and drainer, integrated appliances include: overhead illuminated extractor hood, 'Whirlpool' four ring gas hob, 'Bosch' double electric oven, plumbed for a washing machine and dishwasher, space for fridge freezer, space for dining table and chairs, double radiator, tiled floor, UPVC double glazed windows to the side and rear.

First Floor Landing
UPVC double glazed window to the side, doors leading into the following rooms;

Bathroom
8'5 x 7'1
Three piece suite comprising of; bath with overhead mains powered shower, pedestal wash hand basin and WC, radiator, dado rail, loft hatch, part tiled walls, UPVC double glazed opaque windows to the side and rear.

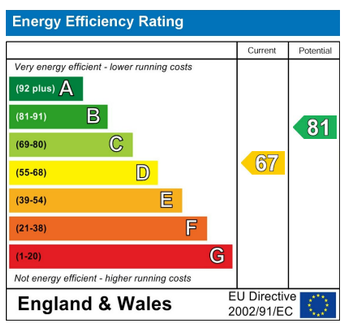
Bedroom Two
11'11 x 10'9
Large UPVC double glazed window to the rear, radiator, television point.

Bedroom One
11'10 x 10'10
UPVC double glazed window to the front, radiator, television point.

Bedroom Three
7'2 x 6'10
UPVC double glazed window to the front, radiator, television point.

Workshop One
42'8 x 11'4
Set of wooden doors to the front, windows to the side, power, light and fibre broadband coverage.

Workshop Two
26'9 x 10'1
UPVC double glazed windows to the side and front, UPVC door to the front, power, light and fibre broadband coverage.

Outside
The front garden is paved providing space for off road parking. The low maintenance rear garden is paved with doors leading to both workshops, two double external power points, external water point and wooden gate to the side.

Other Details
Tenure: Leasehold
Length of Lease: 846 years
Ground Rent: £5.00 per annum
Council Tax Band: B