GROUND FLOOR
39.0 sq.m. (420 sq.ft.) approx.




FIRST FLOOR
35.1 sq.m. (378 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.

The Propert Ombudsman

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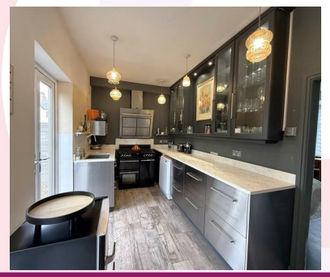
# RIPON ROAD, LYTHAM ST. ANNES FY8 4DS

ASKING PRICE £260,000

- SEMI DETACHED TWO BEDROOM HOUSE SET IN THE HEART OF ANSDELL VILLAGE
- PRINCIPLE BEDROOM WITH SUPERB FEATURE FREE STANDING BATH - BATHROOM - MODERN KITCHEN - LOUNGE
- A SHORT WALK FORM FAIRHAVEN LAKE AND CLOSE TO LOCAL SCHOOLS
- SOUTH FACING SUNNY REAR GARDEN - LARGE SUMMER HOUSE. ENERGY RATING - TO BE CONFIRMED.

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## Entrance
UPVC door with double glazed opaque leaded glass insert leading into;

## Porch
Radiator, staircase leading to the first floor landing, door leading into;

## Lounge
14'7 x 14'2
Large UPVC double glazed walk in bay window to front allowing plentiful light, recessed fireplace with stone surround and hearth, radiator, television point, door leading into;

## Dining Kitchen
17'8 x 8'5
Range of fitted base units with granite work surfaces, glass fronted wall units, one and a half bowl stainless steel sink with mixer tap, space for oven, extractor fan, plumbed for dishwasher, space for fridge freezer, wood effect laminate flooring, under stairs storage cupboard housing consumer unit, meters and telephone point, two sets of UPVC double glazed French doors leading out to the rear garden.

## First Floor Landing
Aforementioned staircase leading to the first floor landing, opaque window to side, doors to all first floor rooms;

## Bedroom One
17'2 x 11'2
Two sets of UPVC double glazed windows to rear, double radiator, range of fitted wardrobes, raised tiled area with free standing bath and shower attachment, wall mounted vertical radiator, contemporary fitted shelving, recessed spotlights, television point.

## Bedroom Two
11'8 x 8'10
UPVC double glazed window to front, radiator, television point.

## Bathroom
8'10 x 5'7 (to widest points)
UPVC double glazed window to side, three piece contemporary white suite comprising of: bath with overhead shower and glass shower screen, wash hand basin, WC, wall mounted heated towel rail, tiled walls and floor, cupboard housing 'Baxi' combination boiler.

## Outside
To the front of the property the garden has been gravelled for ease of maintenance. A gated pathway leads to the front door.
A wooden door leads to the side storage room with power and plumbing for a washing machine.
To the rear of the property the landscaped garden benefits from a southerly facing aspect and has been paved for ease of maintenance. Feature pond.
Outside water point.

## Garden Studio / Summer House
15'8 x 10'
To the rear of the garden there is a feature outside Garden Studio/Study Room which is of insulated timber framed construction set beneath a roof with skylight. Double glazed windows overlooking the rear garden. Double glazed French doors which provide access to/from and views over the rear garden. Electric light and power connected. Television point.

## Other Detais
Tenure - Freehold
Council Tax Band - B.