



**ST ANNES ROAD EAST, LYTHAM ST ANNES
FY8 3NF**

ASKING PRICE £425,000

- ABSOLUTELY STUNNING SEMI DETACHED FAMILY HOME - IMMACULATELY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS - MODERN KITCHEN - PRINCIPLE BEDROOM WITH EN SUITE - THREE FURTHER DOUBLE BEDROOMS - CONTEMPORARY FAMILY BATHROOM
- LOCATED CLOSE TO ST ANNES TOWN CENTRE, SCHOOLS, TRANSPORT LINKS AND THE SEA FRONT
- GOOD SIZED REAR GARDEN - OFF ROAD PARKING FOR ONE VEHICLE - BRICK BUILT OUTBUILDING



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
Composite UPVC double glazed door with opaque inserts, leads into:

Porch
Panelled walls, original skirting boards and coving, wooden door with glass insert leads into:

Entrance Hall
Decorative original features, skirting boards and coving, stairs leading to the first floor, solid oak parquet flooring, cast iron double radiator, understairs storage cupboard housing the consumer unit and electric meter, doors lead to the following rooms:

Lounge
14'0 x 14'0
Bright and spacious lounge with a large UPVC double glazed window to the front allowing an abundance of light, original skirting boards, coving and ceiling rose, feature log burning stove with Indian stone hearth, television point, double radiator.

Second Reception Room
16'08 x 11'02
Two large floor to ceiling UPVC double glazed windows with a roof light, corner log burning stove, solid oak parquet flooring, double radiator.

Dining Kitchen
15'02 x 12'0
UPVC double glazed door with surrounding windows leading to the rear garden, expansive range of modern wall and base units with 'quartz' work surfaces incorporating a sunken one and a half bowl stainless steel sink, under unit lighting, integrated washing machine. Space for a range cooker with overhead extractor fan and lighting, space for a fridge freezer and table and chairs, 'Baxi' boiler, contemporary vertical radiator, solid oak parquet flooring, recessed spotlights, telephone point.



First Floor Landing
Aforementioned staircase leading to the first floor, stairs leading to the second floor, radiator, doors lead to the following rooms:

Principle Bedroom
14'09 x 14'01
Two large UPVC double glazed windows to the front allowing plentiful light, door leading into a walk in wardrobe, double radiator, further door leads into:

En-Suite
10'02 x 3'06
UPVC double glazed window to the side, three piece white suite comprising of: WC, vanity wash handbasin with cupboards underneath, shower cubicle with mains plumbed shower, fully tiled walls, tiled flooring, wall mounted heated towel rail, extractor fan, recessed spotlights.

Bedroom Two
15'06 x 12'03
Large UPVC double glazed window to the rear, double radiator.

Bedroom Three
11'05 x 6'04
UPVC double glazed window to the rear, double radiator.

Family Bathroom
11'05 x 7'05
UPVC double glazed window to the side, contemporary four piece white suite comprising of: WC, vanity wash handbasin with shelving underneath, freestanding bath with freestanding tap, walk in shower cubicle with waterfall shower and further shower attachment, part tiled walls, tiled flooring, recessed spotlights, wall mounted heated towel rail.

Stairs Leading to Second Floor
Large Velux window, door leads into:



Bedroom Four
18'07 x 15'06
UPVC double glazed window to the side plus Velux window, double radiator.

Outside
The front garden is beautifully landscaped with well established trees and shrubs accompanied by grey slate planting borders and is laid to lawn there is also a secure side gate leading to rear garden.

The good sized rear garden is laid to lawn with an Indian stone paved patio which is covered by a glass roofed pergola a perfect place for entertaining. The garden is bordered with well established shrubs, the block paved pathway leads down the garden to a brick built out building which has power and light with the added benefit of a log burning stove. There is an electric garage door accessed via the rear access road this leads to the carport which has space for one vehicle. There are also electric power sockets and water tap.

Other Details
Tenure: Leasehold 857 years remaining
Ground Rent: £2.00 per annum
Council Tax Band: D (£2,413.27 per annum)
Energy Rating: TBC



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	