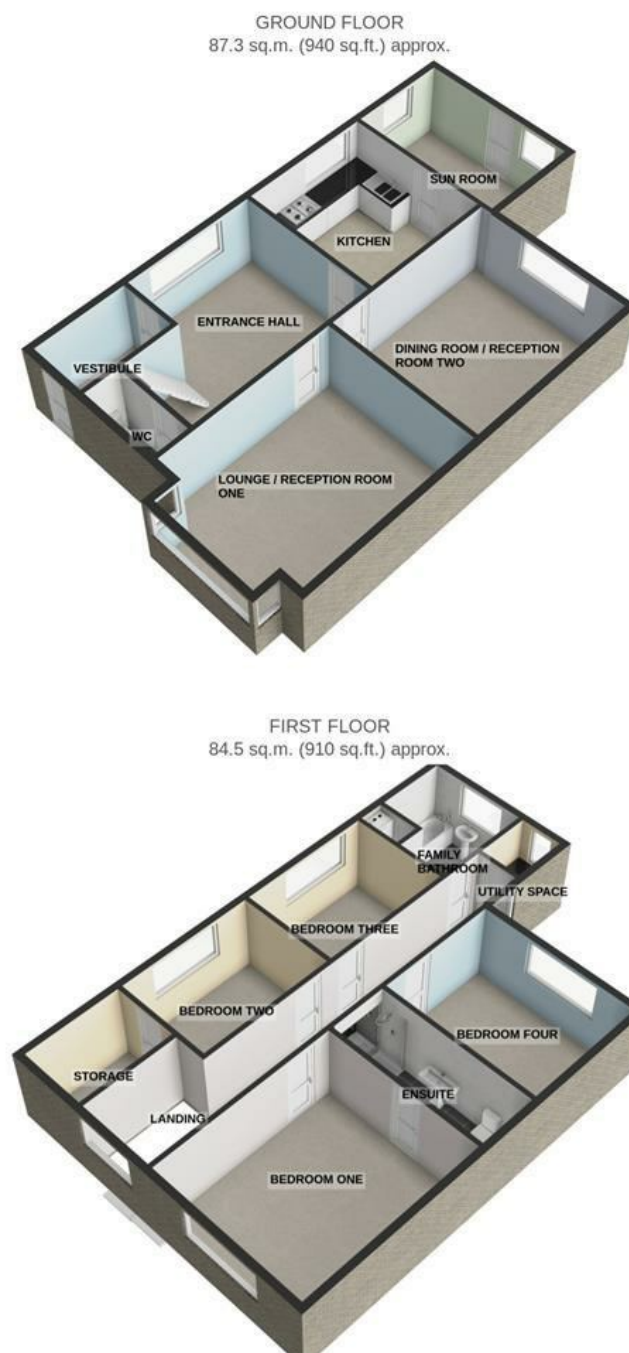




For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025

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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PARK ROAD, LYTHAM ST. ANNES FY8 1PN

OFFERS OVER £360,000

- BEAUTIFUL AND SPACIOUS SEMI DETACHED FAMILY HOME BOASTING MANY TRADITIONAL FEATURES - CLOSE TO ST ANNES TOWN CENTRE AND A STONES THROW FROM THE BEACH
- WELCOMING ENTRANCE HALL - 3 RECEPTION ROOMS - KITCHEN - SUN ROOM - DOWNSTAIRS WC
- 4 DOUBLE BEDROOMS WITH EN SUITE TO PRINCIPLE - FAMILY BATHROOM - UTILITY SPACE - SOUTH FACING REAR GARDEN
- PREVIOUS RESIDENCE OF JR TAYLOR (LOCAL BUSINESS MAN)





Entrance
Original solid timber door with opaque and leaded glass insert and leaded window above, leading into:

Vestibule
Original skirting boards, picture rail and panelled walls, decorative tile effect vinyl flooring, original timber door with leaded glass inserts, leads into:

Entrance Hall
15'07 x 12'0
Stunning open hallway with a large UPVC double glazed window to the side, staircase leading to the first floor, original feature cast iron fireplace, original wooden flooring, skirting boards, picture rails, panelled ceiling, radiator, doors lead to the following rooms:

WC
4'09 x 2'09
Two piece white suite comprising of: WC, corner vanity unit with round ceramic sink, electric meter and consumer unit, patterned tile effect vinyl flooring, recessed spotlight.

Lounge/Reception Room One
16'9" x 13'3
Large walk in UPVC double glazed bay window with feature arch to the front allowing plentiful light, feature fire surround and hearth, skirting boards, picture rail, original coving and panelled ceiling, television point, radiator.

Dining Room/Reception Room Two
15'02 x 13'02
UPVC double glazed window to the rear, original cast iron open fire place with wooden surround, tiled backdrop and marble hearth, wooden flooring, skirting boards, dado rail, picture rail, original coving and panelled ceiling and decorative bronze light fitting, radiator.

Kitchen
11'11 x 10'07
UPVC double glazed window to the side, comprehensive range of wall and base units with laminate work surfaces, range oven with eight ring gas hob, dual electric ovens and grill set within the original alcove with tiled splashback, one and a half bowl composite sink and drainer, plumbed and space for a washing machine, original picture rail and original pulley maid, three pendant lights, radiator, tiled flooring, door leads to:



Sun Room
11'08 x 7'10
UPVC double glazed window to the side and further window to the rear, UPVC double glazed door with opaque glass inserts leading to the rear garden, original skirting boards and picture rail, space for fridge freezer, radiator, tiled flooring.

Staircase and Landing
28'0 x 3'0
Aforementioned staircase leading to the first floor, three beautiful original leaded stained glass windows to the front, original panelling, skirting boards, dado rail and picture rail, UPVC double glazed window to the side, radiator, doors lead to the following rooms:

Bedroom One
15'1" x 11'3
UPVC double glazed window to the front, original skirting boards and picture rail, comprehensive range of fully fitted wardrobes, radiator, door leads to:

En-Suite
13'0 x 4'10
Contemporary three piece white suite comprising of: Japanese WC, vanity wash hand basin with drawers underneath, steps lead up to the large shower cubicle with waterfall shower and further hand held shower attachment, composite plastic wall covering, wall mounted heated towel rail, extractor fan, recessed spotlights, vinyl flooring.

Bedroom Two
11'03 x 9'01
UPVC double glazed window to the side, original concave cast iron fire place with decorative tiled hearth, wooden flooring, skirtings boards and picture rail, door leads to:

Storage Space
Good sized storage area providing an ideal space for an en-suite conversion or walk in wardrobe. Power and lighting.

Bedroom Three
12'0 x 9'02
UPVC double glazed window to the side, original cast iron fireplace with tiled hearth, skirting boards and picture rail, radiator.



Bedroom Four
11'11 x 10'4
UPVC double glazed window to the rear, original skirting boards and picture rail, corner fitted wardrobe, radiator.

Family Bathroom
9'1" x 8'5
UPVC double glazed window to the rear, three piece white suite comprising of: WC, vanity wash hand basin with cupboards and drawers underneath, bath with concertina glass shower screen and mains plumbed shower, original wood flooring, skirting boards, picture rail and storage cupboard housing the boiler, radiator.

Utility Space
5'05 x 3'01
UPVC opaque double glazed window to the rear, fitted base units and drawers with a laminate work surface.

Outside
The front of the property is partly laid to lawn with well established shrub and planting borders, the path leads down the side of the property and has a secure gate.

The private and sunny South facing rear garden has two good sized brick built out houses which are great storage spaces. There is power and lighting to the larger one. There is ample space for dining table and chairs where you can enjoy entertaining in the summer sun the remainder of the garden is part laid to shingle/part laid to lawn with well established shrub and planting borders.

Other Details
The property also has all the original internal doors throughout.
Tenure: Leasehold - 999 years
Ground Rent: £8.10 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	