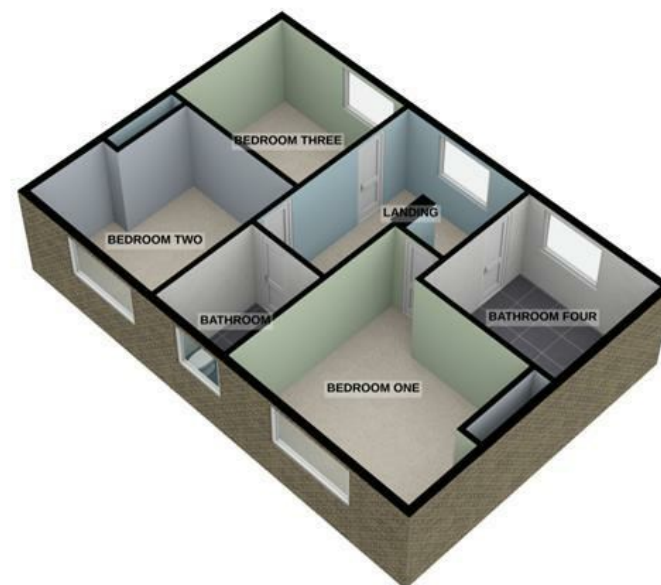




FIRST FLOOR



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 © 2021

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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CROSBY ROAD, LYTHAM ST. ANNES FY8 3AD

AUCTION GUIDE
£165,000

- *IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE BEING SOLD VIA 'SECURE SALE'* DETACHED FAMILY HOME IN SOUGHT AFTER AREA CLOSE TO ALL AMENITIES AND TRANSPORT LINKS
- COURTYARD GARDEN - OFF-ROAD PARKING FOR UP TO TWO VEHICLES
- SPACIOUS LOUNGE AND DINING KITCHEN - UTILITY AREA - FOUR BEDROOMS - FAMILY BATHROOM
- ENERGY RATING: E





Entrance
UPVC double glazed door with surrounding windows, leads into:

Porch
Tiled flooring, wooden door leads into:

Entrance Hall
Stairs lead to the first floor, doors lead to the following rooms:

Dining Kitchen
15'09 x 11'10
UPVC double glazed bay window to the front, window and door leading to the rear garden, living flame gas fire set in feature fireplace, range of wall and base units with laminate work surfaces, integrated appliances include: five ring gas hob, electric oven with grill and overhead extractor fan, stainless steel sink with drainer, combi boiler, plumbed for a dishwasher, space for fridge freezer, tiled to splashbacks, understairs storage space housing the consumer unit, gas and electric meters, the kitchen opens up to a small utility space and is plumbed for a washing machine, radiator, laminate flooring and telephone point.

Lounge
17'0 x 12'03
UPVC double glazed bay window to the front, living flame gas fire set in feature fireplace, television point, radiator, laminate flooring.

Stairs and Landing
Aforementioned staircase leading to the first floor, UPVC double glazed window to the rear, radiator, doors lead to the following rooms:

Bedroom One
11'02 x 10'01
UPVC double glazed window to the front, television point, radiator.

Bedroom Two
10'1 x 9'5
UPVC double glazed window to the front, television point, radiator.

Bedroom Three
9'2 x 7'10
UPVC double glazed window to the rear, radiator.

Bedroom Four
9'5 x 7'9
UPVC double glazed window to the rear, radiator.

Family Bathroom
7'2 x 5'7
UPVC double glazed opaque window to the front, three piece suite comprising of: bath with overhead mains plumbed shower



and glass shower screen, WC, pedestal wash hand basin, fully tiled walls, laminate flooring, extractor fan.

Outside
To the rear there is a small courtyard style garden laid with concrete for ease of maintenance, outside water tap, there is also a secure side gate with access to the driveway. To the front there is off-road parking for up to two vehicles, and a variety of planted borders and bushes.

Other Details
Tenure leasehold: lease length 998 years
Ground Rent: £5.50 per annum
Council Tax Band C
The roof was replaced in 2025
The porch roof was replaced in 2024
The property has been re-rendered on three sides

Auctioneers 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.

