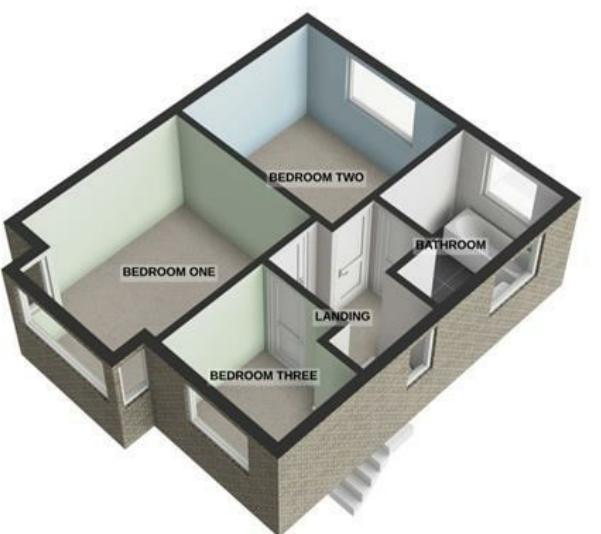


GROUND FLOOR  
44.8 sq.m. (482 sq.ft.) approx.



FIRST FLOOR  
32.0 sq.m. (345 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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**CRYSTAL GROVE, LYTHAM ST. ANNES  
FY8 2HG**

**ASKING PRICE £185,000**

- WELL PRESENTED SEMI DETACHED FAMILY HOME IN HIGHLY SOUGHT AFTER LOCATION - NO CHAIN INVOLVED
- CLOSE TO LOCAL SCHOOLS, SHOPS AND PARKS, BUS ROUTES, ST ANNES TOWN CENTRE, THE BEACH AND MOTORWAY ACCESS
- THREE BEDROOMS - SPACIOUS DINING LOUNGE - KITCHEN - THREE PIECE FAMILY BATHROOM
- FRONT AND REAR GARDENS - OFF ROAD PARKING SPACE FOR MULTIPLE VEHICLES - EPC RATING: TBC



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

Entrance gained via composite door leading into;

#### Entrance Hallway

UPVC double glazed window to the front, radiator, grey wood effect laminate flooring, stairs leading to the first floor landing, doors lead into the following rooms;

#### Dining Lounge

26'8 x 11'

Large UPVC double glazed walk in bay window to the front, two radiators, wall mounted living flame effect electric fire, television and telephone points, space for dining table and chairs, grey wood effect laminate flooring, coving, UPVC door with double glazed inserts leads out to the rear garden.

#### Kitchen

17'4 x 6'1

Good range of wall and base units, wood effect laminate work surfaces, stainless steel sink and drainer, tiled to splash backs, integrated appliances include; 'Electrolux' induction hob with overhead extractor hood, 'Bosch' electric oven and 'Russell Hobbs' microwave, plumbed for a washing machine, spaces for dish washer and fridge freezer, doorway leading to under stairs cupboard which provides plentiful storage space and housing the meters and fuse box, wall mounted 'Worcester' combi boiler, large radiator, recessed spotlights, radiator, UPVC double glazed windows to the side and rear, UPVC door with double glazed inserts which leads out to the rear garden.

#### First Floor Landing

UPVC double glazed opaque, leaded and stained window to the side, loft hatch, doors to the following rooms;



#### Bedroom One

11'1 x 10'1

Large UPVC double glazed walk in bay window to the front, radiator, television point.

#### Bedroom Two

10'6 x 8'2

Large UPVC double glazed window to the rear, radiator, television point.

#### Bedroom Three

7'1 x 7'1

Large UPVC double glazed window to the front, radiator.

#### Bathroom

8'2 x 6'8

Three piece white suite comprising of; bath with overhead mains powered shower, pedestal wash hand basin and WC, part tiled walls, tiled floor, wall mounted heated towel rail, extractor vent, UPVC double glazed opaque window to the side and rear.

#### Outside

The front garden is paved providing off road parking for multiple vehicles bordered by shrubs, wooden gate to the side providing access to the rear garden. The rear garden is laid with artificial grass bordered by a graveled section, established trees and a patio area. The immediate area to the rear of the property is laid with Indian sandstone paving ideal for garden furniture.

#### Other Details

Tenure: Leasehold

Number of years left on the lease: 908

Service charge: £2.25 paid half yearly.

Council Tax Band: C (£2,145.13 per annum)



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

England & Wales EU Directive 2002/91/EC