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ST. LEONARDS ROAD EAST, LYTHAM ST. ANNES ASKING PRICE £289,950
FY8 2HL

- OFFERED WITH NO CHAIN IS THIS IMMACULATELY PRESENTED AND EXTENDED SEMI DETACHED FAMILY HOME SITUATED IN A VERY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS LOUNGE - SECOND RECEPTION ROOM/DINING ROOM - MODERN KITCHEN - THREE BEDROOMS - CONTEMPORARY FAMILY BATHROOM
- CONVENIENTLY CLOSE TO LOCAL SHOPS AND SCHOOLS, ST ANNES BEACH AND MOTORWAY ACCESS
- SUNNY SOUTH FACING REAR GARDEN - OUTBUILDING CURRENTLY USED AS AN OFFICE - DOUBLE GARAGE AND OFF ROAD PARKING



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

UPVC double glazed composite door with opaque glass insert leads into:

Porch

UPVC double glazed windows to either side, tiled flooring, recessed spotlights, wooden door with opaque decorative glass inserts leads into:

Lounge

17'05 x 14'07

Bright and spacious lounge with UPVC double glazed walk in bay window to the front, stairs leading to the first floor, living flame gas fire with wooden mantle and marble hearth, two feature acoustic wood panelled walls with wall lights, television point, radiator, oak veneer flooring, understairs storage space with UPVC double glazed opaque window to the side, 'Vaillant' boiler, cupboard housing consumer unit and electric meter, doors lead to the following rooms:

Reception Room Two/Dining Room

23'0 x 10'06

Fabulous second reception room with aluminium double glazed bifold doors and fitted Venetian blinds leading to the rear garden, roof lantern, multi fuel log burning stove with tiled hearth and floating wooden mantle, space for dining table and chairs, two radiators, oak veneer flooring.

Kitchen

19'0 x 6'04

Two UPVC double glazed windows, one to the rear and one to the side, UPVC double glazed door with glass insert, comprehensive range of modern wall and base units with granite work surfaces, integrated appliances include: washing machine, dishwasher, composite sink with drainer, duel fuel range cooker with seven ring gas hob with granite splashback and overhead illuminated extractor fan, space for



American style fridge freezer, under unit lighting, tiled flooring, radiator, recessed spotlights, telephone point.

Stairs and Landing

Aforementioned staircase leading to the first floor, UPVC double glazed opaque window to side, loft hatch, doors lead to the following rooms:

Bedroom One

12'01 x 8'11

UPVC double glazed window to the rear, good range of fitted wardrobes and cupboards, radiator.

Bedroom Two

12'0 x 9'0

UPVC double glazed window to the front, fitted wardrobes, radiator.

Bedroom Three

UPVC double glazed window to the front, corner fitted wardrobe and drawers, oak veneer flooring, radiator.

Separate WC

4'0 x 2'04

UPVC double glazed opaque window to the side, part tiled walls, radiator, laminate flooring.

Family Bathroom

16'01 x 6'11

Two UPVC double glazed opaque windows, one to the side and one to the back, contemporary four piece white suite comprising of: combined WC and vanity unit, large bath with tiles to splashbacks, walk-in shower with mains plumbed waterfall shower and further shower attachment, composite plastic wall covering, traditional heated towel radiator, part panelled walls, vinyl flooring, composite plastic ceiling, recessed spotlights, extractor fan.

Double Garage

30'0 x 10'0

Double garage with up and over door, power and light.



Outside

Concrete pattern imprinted driveway which continues down the size of the property with space for three cars, gravel border and secure side gate.

The good sized South facing rear garden has a composite decked patio area with a steel and glass balustrade, paved area with a path that leads down the garden with well established shrub and planting borders, large shed and purpose-built outhouse currently used an office with electrics and internet connection, electric points and water tap.

Other Details

Tenure: Leasehold

Ground Rent: £12.00 per annum

Council Tax Band: D (£2,413.27 per annum)

Energy Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	