



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 © 2026



HEELEY ROAD, LYTHAM ST. ANNES
FY8 2LH

OFFERS OVER £150,000

- *PRICED FOR A QUICK SALE* SEMI DETACHED FAMILY HOME REQUIRING FULL MODERNISATION OFFERED WITH NO CHAIN
- ONVENIENTLY LOCATED FOR LOCAL SHOPS, BUS ROUTES, LOCAL PARK, ST ANNES TOWN CENTRE, SEA FRONT AND MOTORWAY ACCESS
- THREE BEDROOMS - TWO RECEPTION ROOMS - KITCHEN - THREE PIECE BATHROOM - DOWNSTAIRS WC
- SITUATED ON SUBSTANTIAL PLOT WITH FRONT, SIDE AND REAR GARDENS - TWO OUTBUILDINGS -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 UPVC door which leads into;

Entrance Hallway

Wall mounted gas heater, telephone point, UPVC double glazed window to the front, under stair cupboard housing fuse box and electric meter which also provides storage space, stairs leading to the first floor landing, doors lead into the following rooms;

Reception Room One

14'10 x 11'4

Large UPVC double glazed bay window to the front, wooden fireplace with tiled back drop and hearth housing living flame gas fire, picture rail, coving.

Reception Room Two

12'5 x 10'3

Large UPVC double glazed window to the rear, tiled fireplace housing living flame effect gas fire, television point, in-built cupboard, picture rail.

Downstairs WC

5'1 x 2'7

Two piece white suite comprising of; WC and wall hung wash hand basin, cupboard housing the gas meter, vinyl flooring, UPVC double glazed opaque window to the side

Kitchen

9' x 6'7

Range of wall and base units, laminate work surfaces, stainless steel bowl sink and drainer, tiled to splash backs, integrated appliances include; overhead illuminated extractor hood, 'Stoves' four ring gas hob, 'Stoves' electric oven and under counter fridge freezer, space for washing machine, laminate breakfast bar, vinyl flooring, ceiling mounted clothes airer, UPVC door with doubled glazed inserts, UPVC double glazed window to the rear.



First Floor Landing

Loft hatch, doors lead into the following rooms;

Bedroom Three

8'8 x 7'1

Large UPVC double glazed window to the front, wall mounted electric heater, in-built cupboard providing plentiful storage space.

Bedroom Two

12'4 x 9'11

UPVC double glazed window to the front, wall mounted electric heater, cast iron fire place with decorative wooden surround, picture rail.

Bedroom One

12'5 x 11'4

Large UPVC double glazed window to the rear, cast iron fireplace with decorative wooden surround, picture rail.

Bathroom

8'1 x 5'7

Three piece white suite comprising of; bath, WC and pedestal wash hand basin, in-built cupboard housing immersion heater which also provides storage space, wood effect laminate flooring, part tiled walls, UPVC double glazed opaque window to the rear.

Outside

Set on one of the largest plots in the locality the property is externally laid to lawn bordered by tall hedges, shrubs and established trees, two outbuildings, shed.

There is a wide road frontage, which subject to planning permission could allow development of the garden.

Other Details

Tenure: Leasehold



Number of years left on the lease: 894

Ground Rent: £1.50 per annum

Council Tax Band: C



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	