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## ORCHARD ROAD, LYTHAM ST. ANNES FY8 1PJ

OFFERS IN EXCESS OF  
**£625,000**

- GRAND & VERSATILE FIVE BEDROOM DETACHED FAMILY HOME WITH A TWO BEDROOM BASEMENT APARTMENT BELOW WITH THE POTENTIAL TO BE SELF CONTAINED
- 7 BEDROOMS - 3 RECEPTION ROOMS - 2 DINING KITCHENS - 3 BATHROOMS - 3 SEPARATE W.C'S - 2 UTILITY ROOMS
- LOCATED CLOSE TO ST ANNES TOWN CENTRE, THE BEACH, LOCAL SHOPS AND GOOD TRANSPORT LINKS
- LARGE SOUTH FACING REAR GARDEN - OFF ROAD PARKING FOR TWO/THREE VEHICLES - \* CASH BUYERS OR BUYERS WITH A SPECIALIST MORTGAGE ONLY \*



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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#### Main Residence - Ground Floor Entrance Hall

A welcoming entrance hallway rich in period features including archways, high ceilings and decorative glazing. There is a staircase which leads down to the basement apartment.

#### Front Lounge

17'0 x 12'3

An elegant space featuring original coving, picture rail, large bay window, and a stunning fireplace with cast iron surround, radiator.

#### Second Reception Room

22'6 x 15'3

Offering additional family living or formal entertaining space with two large UPVC windows, ornate leaded glass detail, wooden floors, and fireplace, radiator.

#### Downstairs WC

6'7 x 2'9

A stylish guest WC with floating wash hand basin.

#### Open Plan Dining Kitchen

20'10 x 11'06

This gorgeous kitchen is the heart of the home, fitted with quartz worktops, central island, range cooker, integrated appliances, and French doors opening onto the rear terrace — perfect for indoor-outdoor living.

#### First Floor Landing

Accessed via a grand staircase with original decorative window to side allowing plentiful light, doors lead to the following rooms;

#### Principle Bedroom

16'11 x 13'4

Spacious double bedroom with dual-aspect windows and retains original skirting, picture rail, and coving, radiator.

#### Bedroom Two

15'10 x 13'4

A second generous double bedroom to the rear, with a connecting dressing room (10'01" x 8'03"), complete with fitted wardrobes, radiator.

#### En Suite

8'10 x 6'

Stylish en-suite shower room with walk-in rainfall shower, WC, vanity wash hand basin and contemporary radiator.

#### Separate WC

Two piece white suite comprising of WC and wall hung wash hand basin, decorative tiled flooring.

#### Second Floor Landing

A light-filled landing with decorative leaded window and loft access.



#### Bedroom Three

17'8 x 13'7

Another generous double bedroom with skylights and fitted blinds, radiator.

#### Bedroom Four

13'1 x 13'1

A further rear double bedroom with garden views, radiator.

#### Family Bathroom

8'4 x 6'6

With luxury four-piece suite, including WC, twin vanity sinks, traditional radiator and a feature bath.

#### Bedroom Five

12'01 x 11'04

UPVC double glazed window to the rear, radiator.

#### Utility Room

12'6 x 5'

Dedicated utility room with additional appliances, sink, and storage.

#### Basement Level Apartment

Accessed via the ground floor entrance hallway as well as the front and rear of the property.

#### Private Entrance Hall

Laminate flooring, under stairs storage space and access to all rooms.

#### Lounge

19'7 x 10'8

With dual French doors to the rear garden and further side doors for added light and ventilation, laminate flooring and two vertical radiators.

#### Dining Kitchen

23'3 x 11'10

Spacious dining kitchen with integrated Bosch appliances, laminate worktops, and room for a full dining suite.

#### Principle Bedroom One

15'3 x 12'11

With UPVC sash windows and walk-in wardrobes, laminate flooring radiator.

#### Bedroom Two

16'4 x 14'6

With storage and laminate flooring.

#### Bathroom

8'8 x 8'2

Large four-piece bathroom with walk-in shower, bath and WC with vanity wash hand basin and contemporary radiator.



#### Separate WC

UPVC double glazed opaque window, two piece suite with WC and vanity wash hand basin, radiator.

#### Utility Room

10'6 x 6'2

Functional utility room with wall and base units, boiler, plumbing for appliances.

#### Garden and Outdoor Space

The private south-facing rear garden is a tranquil oasis, beautifully landscaped with mature trees, shrubs, and a lush lawn. Features include:

- Patio area ideal for outdoor dining
- Greenhouse, garden shed and summerhouse
- Secure side access
- Outside tap
- Established apple tree and flowering borders

#### Other Details

Additional Features

- Gas central heating throughout
- UPVC double glazing
- Original character features retained throughout
- Versatile layout offering up to 7 bedrooms and 3 reception rooms
- Ideal for growing families or as a dual-occupancy residence

Council Tax Bands: The house - F, the apartment - A

Tenure - Leasehold - approximately 879 years remaining on the lease

Ground Rent: £11.88 per annum

Energy Rating: D

