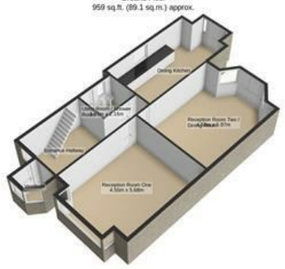
Basement
517 sq.ft. (48.0 sq.m.) approx.



Ground Floor
959 sq.ft. (89.1 sq.m.) approx.



First Floor
877 sq.ft. (81.5 sq.m.) approx.



Second Floor
493 sq.ft. (45.8 sq.m.) 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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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.

The Propert Ombudsman

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COUNTY
Estate Agents

St. Annes 01253 **711511**



ORCHARD ROAD, LYTHAM ST. ANNES FY8 1PG

ASKING PRICE £399,500

- DETACHED EDWARDIAN FAMILY HOME WITH PLENTY OF CHARM AND ORIGINAL FEATURES LOCATED ON A BEAUTIFUL TREE LINED ROAD MINUTES AWAY FROM THE BEACH
- CONVENIENTLY CLOSE TO ST ANNES TOWN CENTRE AND GOOD TRANSPORT LINKS
- FIVE BEDROOMS (EN-SUITE SHOWER ROOM TO BEDROOM FIVE) - TWO RECEPTION ROOMS - DINING KITCHEN - FIRST FLOOR BATHROOM WITH SEPARATE WC - UTILITY ROOM/SHOWER ROOM - LARGE BASEMENT AREA
- PRIVATE REAR GARDEN - ON STREET PARKING *OFFERED WITH NO CHAIN INVOLVED*

5 3 2 0 0









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Entrance
Steps lead up to a sheltered brick built porch with access to the property gained via entrance door with opaque glazed inserts which leads into;

Entrance Vestibule
Single glazed stained glass window to the front, composite door with obscure glass inserts leads into;

Entrance Hallway
Impressively spacious, bright and welcoming hallway boasting many original features including: a stained glass window to the front, decorative fireplace housing cast iron fire, skirting boards, picture rail and ornate coving, two radiators, solid wood flooring, turn staircase leading to the first floor landing, doors leading into the following rooms;

Reception Room One
19'5 x 15'
Large UPVC double glazed walk in bay window to the front, decorative wooden fireplace housing cast iron fire with granite hearth, two radiators, television point, solid wood flooring, skirting boards, picture rail, ornate coving.

Reception Room Two/Dining Room
20'9 x 15'
UPVC double glazed window to the rear with French doors leading out to the rear garden, decorative wooden fireplace housing cast iron fire with tiled hearth, two radiators, telephone point, solid wood flooring, skirting boards, dado rail, picture rail, ornate coving.

Utility Room/Shower Room
8'9 x 7'9
UPVC door with double glazed inserts leads out to the side of the property, UPVC double glazed opaque window to the side, three piece white suite comprising of; overhead mains powered shower in shower cubicle, WC and wall hung wash hand basin, plumbed for a washing machine, space for a tumble dryer, radiator, extractor fan, tiled floor, door leading into the basement.

Basement
Split up into two sections the basement offers plentiful space for storage whilst also providing potential to be renovated to create a further living space or home office, the basement also has light, power, water supply and a double glazed window to the side. Located in the basement are the fuse box and electric meter.

Dining Kitchen
14'9 x 11'
Good range of wall and base units, oak work surfaces, one and half stainless steel sink and drainer, tiled to splashbacks, plumbed for a dishwasher, decorative wooden fireplace with alcove housing overhead illuminated extractor hood also providing space for a range cooker if desired, space for fridge freezer, space for table and chairs, original fitted cupboard and drawers providing extra storage space, three radiators, vinyl flooring, UPVC double glazed windows to the rear, UPVC door with double glazed inserts leading out to the rear garden.

First Floor Landing
Spacious landing area with large stained glass window to the side, wood effect laminate flooring, picture rail, skirting boards, ornate coving, stairs leading up to the second floor landing, doors leading into the following rooms;

Bedroom Three
9'11 x 12'11
Large UPVC double glazed window to the front, large radiator, wood effect laminate flooring, picture rail, skirting boards.

Bedroom One
17'1 x 15'1
Large UPVC double glazed walk in bay window to the front, decorative wooden fireplace housing cast iron fire with marble hearth, double radiator, picture rail, skirting boards, ornate coving.

Bedroom Four
11'6 x 5'10
UPVC double glazed window to the side, radiator, skirting boards. This room has the potential to be converted in a Jack and Jill en-suite to serve the principal bedroom and second bedroom.

Bedroom Two
17'7 x 15'6
Large UPVC double glazed walk in bay window to the rear, double radiator, telephone point, picture rail, skirting boards, ornate coving.

Separate WC
5'4 x 2'10
White WC, UPVC double glazed opaque window to side, wood effect laminate flooring.

Bathroom
10'1 x 7'7
Two piece white suite comprising of; corner bath and vanity wash hand basin, wall mounted heated towel rail, radiator, tiled floor, tiled walls, cupboard housing 'Baxi' combi boiler which also provides storage space, large UPVC double glazed opaque window to the side.

Second Floor Landing
UPVC double glazed window to the rear, skirting boards, door leading into;

Bedroom Five
29' x 14'10
UPVC double glazed windows to the side and rear, velux windows to the front and rear, two radiators, telephone point, decorative dual fireplace, skirting boards, door leading into;

En-Suite Shower Room
10'1 x 5'9
Three piece white suite comprising of; overhead mains powered shower in shower cubicle, pedestal wash hand basin and WC, radiator, tiled floor and walls, skirting boards, velux window to the side.

Outside
The front garden is paved bordered by shrubs and bushes with paved pathway to the side leading to a wooden gate which provides access to the rear garden. The private, peaceful and tranquil rear garden is perfect for relaxing in, spending family time or entertaining guests with two decked seating areas, a feature pond, laid to lawn area bordered by stone chippings, a selection of shrubs, mature plants and established trees, wooden gate to the rear.

Other Details
Tenure: Leasehold
Number of years left on the lease: approximately 872
Ground rent: £8.00 per annum
Council Tax Band: E
EPC rating: D

