



**COMMONSIDE, LYTHAM ST. ANNES  
FY8 4DJ**

**ASKING PRICE £525,000**

- BEAUTIFULLY PRESENTED AND EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME - ARRANGED OVER THREE FLOORS
- LOUNGE - SECOND RECEPTION ROOM - DINING KITCHEN - DOWNSTAIRS WC
- EN-SUITE TO PRINCIPAL BEDROOM - FAMILY BATHROOM
- SOUTH-WEST FACING GARDEN - FRONT GARDEN & DRIVEWAY / UTILITY ROOM



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

Solid wood entrance door leads into:

#### Porch

Tiled floor and door with decorative glass inserts leads into:

#### Entrance Hall

Welcoming hallway with original coving and skirting boards, radiator, stairs leading to the first floor, doors lead to the following rooms:

#### Lounge

15'1 x 12'4

Large UPVC double glazed bay window to front, feature fireplace with wooden floating mantel housing log burner, shelving to alcove, television point, solid wood floor, radiator, original skirting boards and coving.

#### Second Reception Room

12'10 x 9'10

UPVC double glazed patio doors lead to rear garden, solid wood floor, radiator, television point, original skirting boards and coving.

#### Dining Kitchen

27'10 x 18'7 (to widest point)

Fabulous open plan and extended dining kitchen with good range of wall and base units with 'Quartz' work surfaces, integrated appliances include: one and a half bowl ceramic sink with overhead mixer tap, Bosch' four ring electric hob with overhead illuminated extractor, 'Hotpoint' dishwasher, 'Bosch' double oven and grill, 'Bosch' microwave, fridge, freezer, space for dining table and chairs, two UPVC double glazed windows to side, three sliding patio doors leading out into the rear garden, two 'Velux' skylights, roof lantern allowing plentiful light, feature pendant lighting, three wall mounted contemporary radiators, underfloor heating to dining area, recessed spotlights, 'Karndean' wood effect floor.



#### Downstairs WC / Utility Room

UPVC double glazed opaque window to side, base units with laminate work surface incorporating stainless steel sink and mixer tap, plumbed for washing machine, space for tumble dryer, WC, 'Karndean' flooring, wall mounted 'Vaillant' boiler.

#### First Floor Landing

Accessed via aforementioned staircase, radiator, doors lead to the following rooms:

#### Bedroom One

15'1 x 11'11 (to widest point)

UPVC double glazed window to front, two fitted wardrobes, original cast iron fireplace, radiator, door leads into:

#### En Suite

7'8 x 3'11 (into shower)

UPVC double glazed window to front with fitted blinds, three piece contemporary suite comprising of: walk in shower with waterfall shower and further shower attachment, combination vanity wash hand basin and WC, laminate flooring, wall mounted heated towel rail, cladding to splashbacks, recessed spotlights and extractor fan.

#### Bedroom Two

12'10 x 9'5

UPVC double glazed window to rear, fitted wardrobe, original cast iron fireplace, radiator.

#### Family Bathroom

8'6 x 4'11

UPVC double glazed opaque window to side, three piece suite comprising of: bath with overhead waterfall shower, wash hand basin and WC, 'Karndean' wood effect flooring, wall mounted heated towel rail, cladding to splash backs, recessed spotlights, extractor fan.



#### Bedroom Three

8'5 x 8'3 (to widest point)

UPVC double glazed window to rear, radiator.

#### Bedroom Four

12'1 x 13'6 (to widest point)

Accessed via staircase leading to second floor, five 'Velux' skylights, radiator, built in cupboards to eaves providing plentiful storage, built in wardrobe, recessed spotlights.

#### Outside

The front garden is laid to lawn with established shrub and tree borders, paved pathway and driveway for two cars.

The south-west facing rear garden is laid to lawn with two Indian stone patios, rear access gate, external power, outside water tap, outside lighting and wooden outbuilding. There is also a secure side gate.

#### Other Details

Tenure: Leasehold

Ground Rent: £2.90 per annum

Council Tax Band - D (£2,397.04 per annum)

Energy Rating: TBC



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