



ST ANDREWS ROAD SOUTH, ST ANNES, FY8 1YB

£239,950

- SUPERB 3 STOREY SEMI DETACHCED FAMILY HOME WITHIN MINUTES OF THE BEACH
- CLOSE TO ST ANNES SQUARE & EXCELLENT LOCAL SCHOOLS
- 5 BEDROOMS - 3 RECEPTION ROOMS - KITCHEN & BATHROOM - CELLAR
- LARGE REAR GARDEN - OUTBUILDINGS - Energy Rating - E

 X 5
  X 1
  X 3
  X 0
  X 0
  Garden



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 of them.



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**Entrance**  
Solid timber entrance door with window above leading into;

**Porch**  
Original mosaic tiled flooring, dado rail and coving, solid timber door with glazed insert and decorative obscure windows to both sides and above leading into;

**Hallway 22'2 x 5'11 (6.76m x 1.80m)**  
Large open hallway with double radiator, dado rail, picture rail and coving, staircase leading to first floor landing, door leading to the cellar, composite door leading to the rear garden, doors leading to the following rooms;

**Reception Room One 18'10 x 13'11 (5.74m x 4.24m)**  
Very large UPVC double glazed walk in bay window to front allowing plentiful light, wooden fire surround with marble back drop and hearth housing gas fire, double radiator, television point, wall lights, picture rail and coving.

**Reception Room Two 14'9 x 13'10 (4.50m x 4.22m)**  
UPVC double glazed window to rear, cast iron fireplace with tiled back drop and hearth housing open fire, built in base cupboards, double radiator, coving.

**Dining Room 14'3 x 12'11 (4.34m x 3.94m)**  
UPVC double glazed window to side, large built in storage cupboards, wooden fire surround with space for electric fire, double radiator, television point, door leading into;



**Kitchen 12'2 x 7'7 (3.71m x 2.31m)**  
UPVC double glazed window to side, range of fitted wall and base units with wood effect laminate work surfaces, tiled to splash backs, sink and drainer, space for oven, space for fridge freezer, plumbed for washing machine, wall mounted Main combination boiler, breakfast bar, radiator, tile effect vinyl flooring.

**First Floor Landing**  
Aforementioned staircase leading to split level first floor landing, radiator, picture rail and coving, staircase leading to second floor landing, doors leading to all first floor rooms;

**Bathroom 12'2 x 8'2 (3.71m x 2.49m)**  
UPVC double glazed opaque window to side, four piece contemporary white suite comprising; large shower cubicle with overhead mains powered shower, bath with shower attachment, pedestal wash hand basin, WC, wood effect vinyl flooring, half tiled walls, double radiator.

**Utility Room 8'8 x 5'1 (2.64m x 1.55m)**  
UPVC double glazed window to side, laminate work surface with plumbing for washing machine underneath and space for tumble dryer, radiator, tile effect vinyl flooring.

**WC 5'8 x 3'10 (1.73m x 1.17m)**  
UPVC double glazed opaque window to side, two piece white suite comprising; wall mounted wash hand basin and WC, wood effect laminate flooring, radiator.



**Bedroom One 14'9 x 13'10 (4.50m x 4.22m)**  
UPVC double glazed window to rear, wood effect laminate flooring, double radiator.

**Bedroom Two 19'10 (into bay) x 13'11 (at widest point) (6.05m (into bay) x 3.30m (at widest point))**  
Large UPVC double glazed walk in bay window to front allowing plentiful light, double radiator, picture rail, coving and ceiling rose.

**Bedroom Five 11'9 x 8'6 (3.58m x 2.59m)**  
UPVC double glazed window to front, double radiator, picture rail.

**Second Floor Landing**  
Aforementioned staircase leading to second floor landing, built in storage cupboard, doors to all second floor rooms;

**Bedroom Three 20'3 x 8'10 (6.17m x 2.69m)**  
UPVC double glazed window to side, contemporary electric heater.

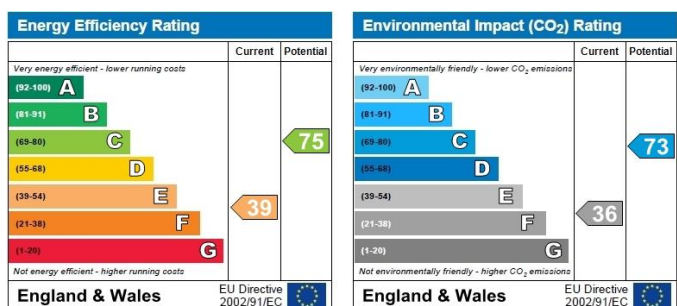
**Bedroom Four 13'11 x 9'6 (4.24m x 2.90m)**  
UPVC double glazed window to side, contemporary electric heater.



**Cellar 14'9 x 13'8 (4.50m x 4.17m)**  
Houses consumer unit and meters and has power and light. Also provides excellent storage space.

**Outside**  
Large concrete rear garden with external water point and brick built outbuildings. Bin storage area to the side.

**Other Details**  
Tenure - FREEHOLD (Property has a head lease)  
Tax band - D (£1,876.81 per annum)



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