



## 114 Headroomgate Road, St Annes, FY8 3BG

**£159,950**

*This Charming Two Bedroom Semi Detached Cottage, Built In The 1800's, Is One Of The Oldest Properties In St Annes. The Property Is Ideally Located Within Easy Reach Of Both The Desirable Towns Of Lytham & St Annes. Tastefully Appointed Throughout To A High Standard By Fylde Joinery Business Services LTD & Retaining Many Of The Original Features. This Historical Property Has been Extended To Provide A Light & Airy Kitchen, Whilst Also Comprising: Lounge, Utility/WC, Two Bedrooms, Bathroom & Gardens To The Front & Rear. An Additional Benefit Is The Energy Efficient Electric Heating & Hot Water System. Priced To Sell, Early Viewing Highly Recommended!*



### Entrance Hallway

Timber outer door leading to hallway. Stairs leading to the first floor with understairs storage cupboard housing the consumer units. Wall mounted energy efficient electric heater. Door to:

### Lounge 12'9" x 12'6" (3.89m x 3.81m)

UPVC double glazed window to the front. Wall mounted energy efficient electric heater. Wooden fire surround with inset electric living flame effect fire. TV aerial and door leading to:

### Open Plan kitchen Diner 14'7" x 12'11" (4.45m x 3.94m)



### Kitchen Area

Wide range of wall and base units with contrasting work surfaces incorporating 1½ bowl stainless steel sink and drainer unit with mixer tap. Built in electric oven and fitted four ring halogen hob with extractor above. Integrated fridge freezer, part tiled walls and laminate flooring. Door leading to Utility room and open to:

### Dining Area

Wall mounted electric energy efficient heater. UPVC double glazed patio doors leading to the rear garden.

### Utility Room/WC

UPVC double glazed obscure window to the side. Two piece suite comprising: Pedestal wash hand basin and low level flush WC. Wall mounted electric energy efficient heater, extractor fan and space and plumbing for washing machine.

### First Floor Landing

Approached via the aforementioned staircase. UPVC double glazed window to the side. Loft access leading to boarded and insulated loft space. Doors leading to:

### Bedroom One 11'5" x 9'4" (3.48m x 2.84m)



UPVC double glazed window to the rear. Built in storage cupboard, TV aerial and wall mounted electric energy efficient heater.

### Bedroom Two 9'5" x 8'0" (2.87m x 2.44m)

UPVC double glazed window to the front. Fitted wardrobes and wall mounted electric energy efficient heater.

### Bathroom 9'10" x 8'0" (3.00m x 2.44m)

UPVC double glazed obscure window to the rear. Three piece suite comprising: Panelled bath with wall mounted shower above and fitted glass shower screen. Pedestal wash hand basin and push button flush WC. Extractor fan, wall mounted heated towel radiator, part tiled walls and laminate flooring. Built in airing cupboard housing the energy efficient hot water system and storage.

### External

To the front - Approached via wrought iron gates leading to a pathway to the front of the property with lawned areas to either side.

To the rear - Stone paved rear garden with wood chipped bedding area. Well established borders with a cobbled stoned pathway and gate to the front.

### Additional Information

Tenure - Freehold

Council Tax band - C

### EPC Results

Current Energy Efficiency Rating - G (2)

Potential Energy Efficiency Rating - B (83)

Current Environmental Impact Rating - D (62)

Potential Environmental Impact Rating - G (17)

### Disclaimer:

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, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.