



FOR SALE
Farrell Heyworth
Sales & Lettings
ST ANNES-ON-SEA
01253 720500

214 St. Davids Road North, Lytham St. Annes

Offers Over £175,000

214 St. Davids Road North

Lytham St. Annes

Three bedroom property conveniently located within a short driving distance to St. Anne's square close to local shops, schools and amenities. Comprising of hallway, lounge, open plan kitchen/dining room and ground floor WC. Upstairs there are three generous sized bedrooms and four piece suite family bathroom. Externally there is a paved garden to the front and enclosed east facing garden to the rear providing off road parking and outhouse with plumbing and electric points.

Council Tax band: B

Tenure: Leasehold

- **Within close proximity to St Anne's Square**
- **Open Plan Kitchen/Dining Room**
- **Off Road Parking to the rear**
- **Ultrafast full fibre broadband to the premises**





Hallway

Laminate flooring, radiator and access to GF WC.

Wc

6' 5" x 2' 5" (1.96m x 0.74m)

Comprising low flush WC and wash basin, laminate flooring and uPVC double glazed leaded window to the front elevation.

Lounge

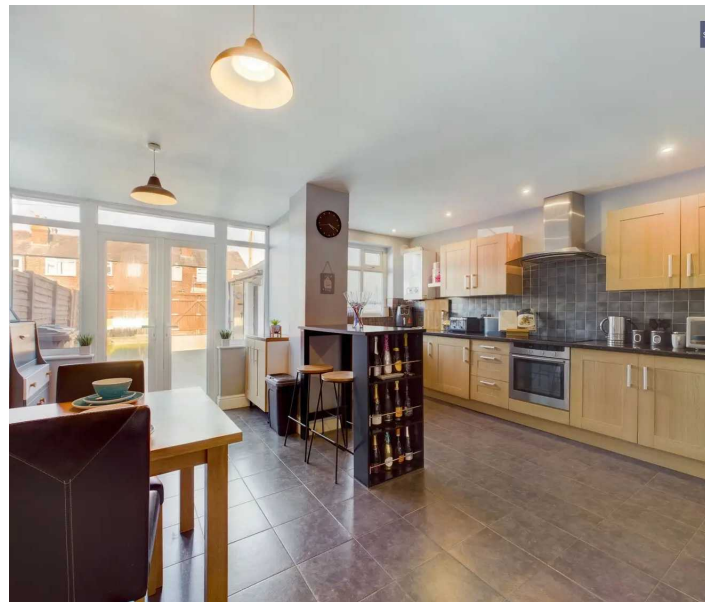
17' 8" x 9' 0" (5.39m x 2.75m)

UPVC double glazed leaded window to the front elevation, glass panel door, radiator and electric fire with surround.

Dining Kitchen

15' 9" x 16' 3" (4.81m x 4.96m)

Open plan kitchen / dining room. Fitted with a matching range of base and eye level units and worktops, integrated electric oven and induction hob with extractor hood and dishwasher, stainless steel sink, uPVC double glazed window and patio doors leading onto the garden. Tiled flooring and radiator.





Landing

Access to the loft.

Bedroom 1

18' 0" x 9' 11" (5.49m x 3.02m)

UPVC double glazed leaded window to the front elevation, radiator, feature fireplace.

Bedroom 2

11' 7" x 8' 12" (3.54m x 2.74m)

UPVC double glazed window to the rear elevation, radiator, feature fireplace.

Bedroom 3

8' 1" x 6' 11" (2.46m x 2.12m)

UPVC double glazed window to the rear elevation, radiator, feature fireplace.

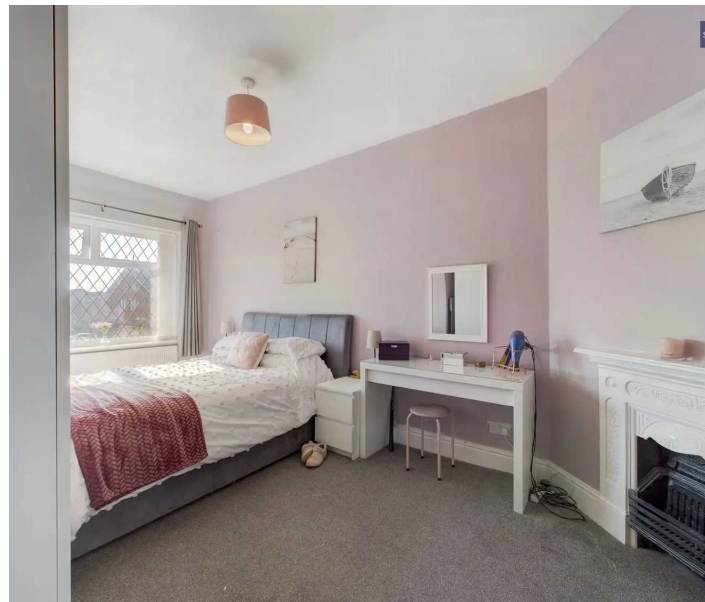
Bathroom

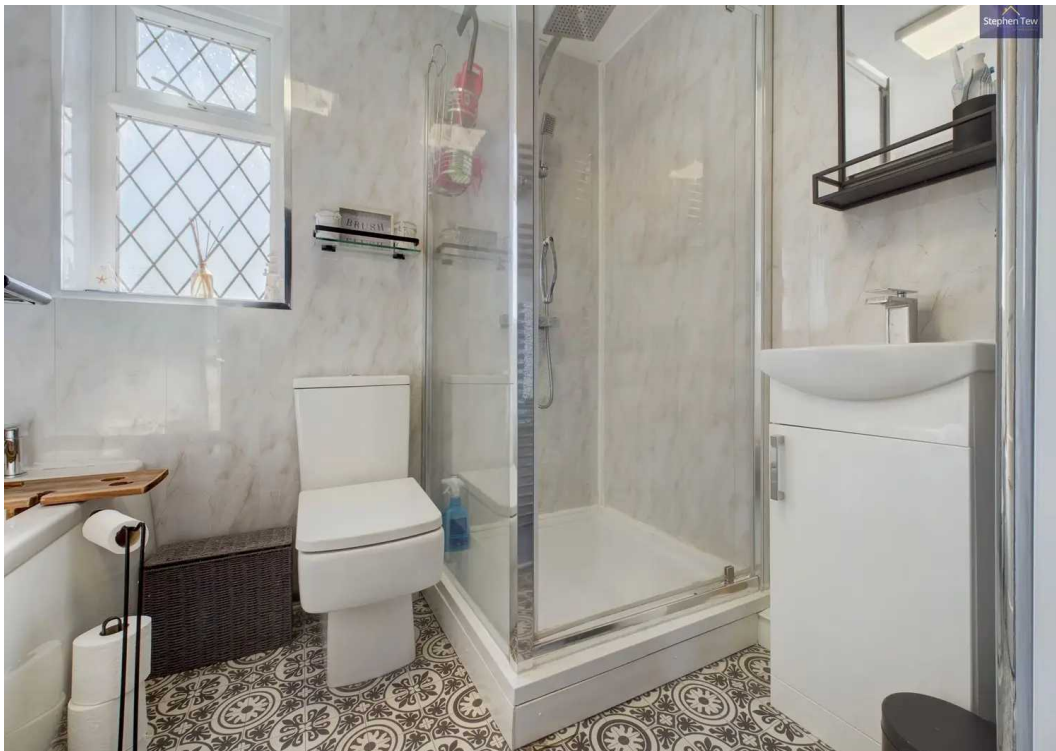
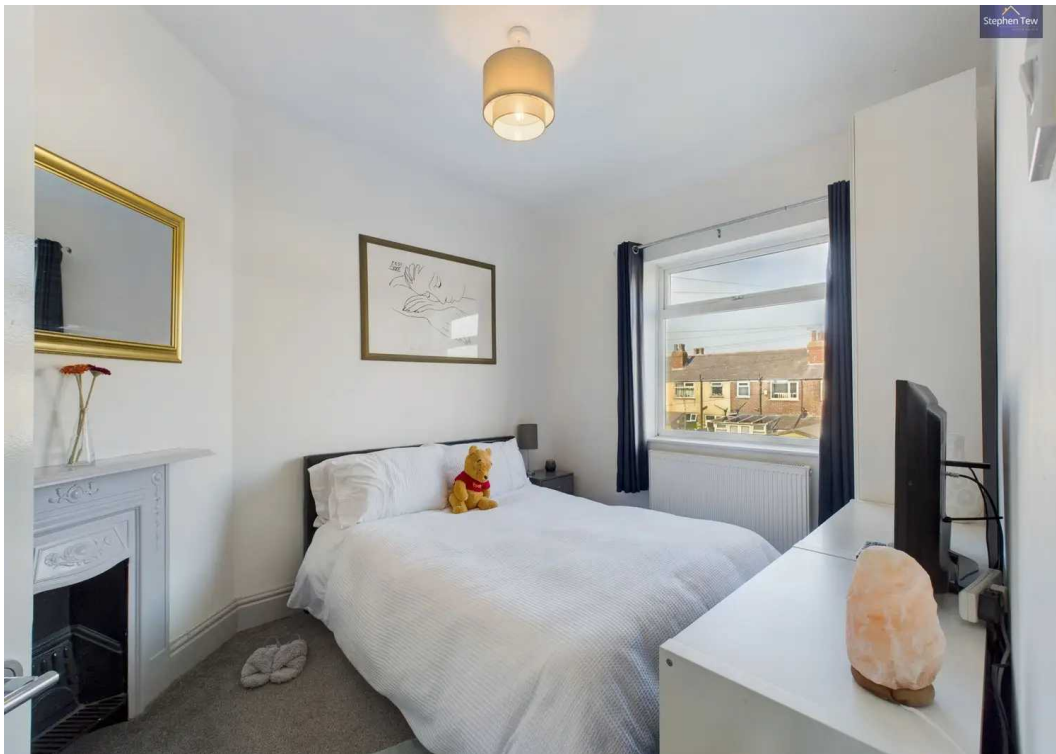
5' 9" x 7' 12" (1.74m x 2.43m)

Four piece white suite comprising of shower cubicle, low flush WC, sink with underneath storage and bath. UPVC double glazed leaded window to the front elevation, heated towel rail and waterproof wall cladding.

Additional Information

We have been informed by the vendor of the following information relating to the property: • The boiler is approximately 3 years old • The loft is fully boarded with lighting and pull down ladder for access • The property is Leasehold with an annual charge of £2.10







FRONT GARDEN

West facing garden to the front with paving and gravel area.

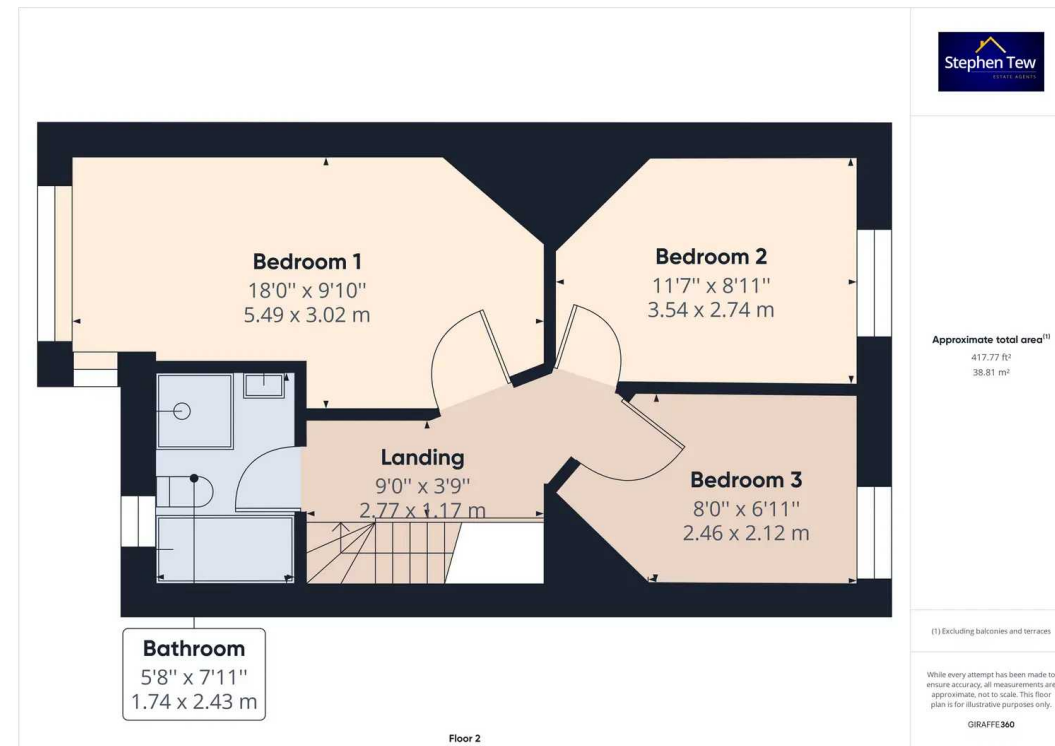
REAR GARDEN

East facing enclosed garden to the rear with flagstones and artificial lawn. Outhouse with plumbing, electric points and lighting for use as a utility room. Wooden shed for storage.

OFF ROAD

1 Parking Space







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