

15 Queens Road, St Annes, FY8 1HR

£510,000

This Spacious Period Detached Family Home Is Situated In A Sought After Location, Within Easy Reach Of St Annes Square, Beach And Fairhaven Lake. The Property Comprises: Wonderful Large Reception Hallway, Spacious Lounge, Utility Room, WC, Dining Kitchen, Sitting Room, Study, Large Master Bedroom With En-Suite Bathroom, Three Further Double Bedrooms, Family Bathroom, West Facing Garden To The Rear And Single Garage. Offered With No Forward Chain.



Entrance Vestibule

Wooden part glazed leaded door to the front. Ceiling light, half wood panelled walls, coving and mosaic tiled flooring. Double doors with obscure glazed panels and obscure leaded windows above, leading to:

Reception Hall



Windows to the side. Turned staircase leading to the first floor. Feature brick fireplace with open fire. Ceiling lights, wall lights, mosaic tiled flooring, picture rail, radiators and under stairs storage cupboard. Doors leading to the following rooms:

Lounge



Bay window to the front. Feature fireplace with tiled back and hearth and recessed open fire. Coving, decorative ceiling, radiator, ceiling light, wall lights and TV aerial point.

Ground Floor WC

Obscure leaded window to the front. Two piece white suite, comprising: vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Ceiling light, radiator and mosaic tiled flooring.

Dining Kitchen



Part glazed stable style exterior door and window to the side. Glazed French doors and windows above to the rear. Range of fitted wall and base units with solid wood work surface and undermount ceramic sink with chrome mixer tap. Space and plumbing for dishwasher. Feature exposed brick chimney breast with recess for range cooker and built-in extractor. Ceiling lights, radiators, TV aerial point, feature beams and space for table and chairs.

Utility Room

Window to side. Range of fitted wall and base units with laminate work surface. Space and plumbing for washing machine and tumble dryer. Wall mounted Ideal Logic boiler. Ceiling light and tiled flooring.

Sitting Room



Bay window to the rear incorporating French doors. Fitted TV cabinet incorporating cupboards and shelving. Feature exposed brick chimney breast with stone hearth and recess with Morso log burning stove. Coving, picture rail, tiled flooring and radiators. Door to:

Study

Window to side. Radiators, spot lighting and wall mounted shelving.

First Floor Landing

Aforementioned staircase from the ground floor. Ceiling light, coving, radiator and telephone point. Doors to the following rooms:

Master Bedroom



Corner windows and additional windows to the front. Coving, picture rail, radiator and ceiling and wall lights. Door to:

En-Suite Bathroom



Obscure windows to the side. Five piece white suite, comprising: corner panelled bath with chrome mixer tap and handheld shower attachment; step-in shower enclosure with glass screen and sliding door, wall mounted controls and handheld shower attachment on riser rail; pedestal wash hand basin and twin chrome taps; WC and bidet with twin chrome taps.

Marble effect tiled flooring, part tiled walls, spot lighting, white ladder style towel radiator and tinted mirrored splash back panels.

Bedroom Two



Corner windows and additional windows to the front. Coving, picture rail, ceiling lights, TV aerial point and radiator.

Bedroom Three

Bay window to the rear. Coving, radiator, TV aerial point and ceiling and wall lights. Opening leading to:

En-Suite WC

Two piece white suite, comprising: pedestal wash hand basin with twin chrome taps and WC. Tiled flooring, part tiled walls, wall mounted mirror and spot lighting.

Bedroom Four

Window to the rear. Range of fitted wardrobes, radiator, ceiling light and picture rail.

Bathroom



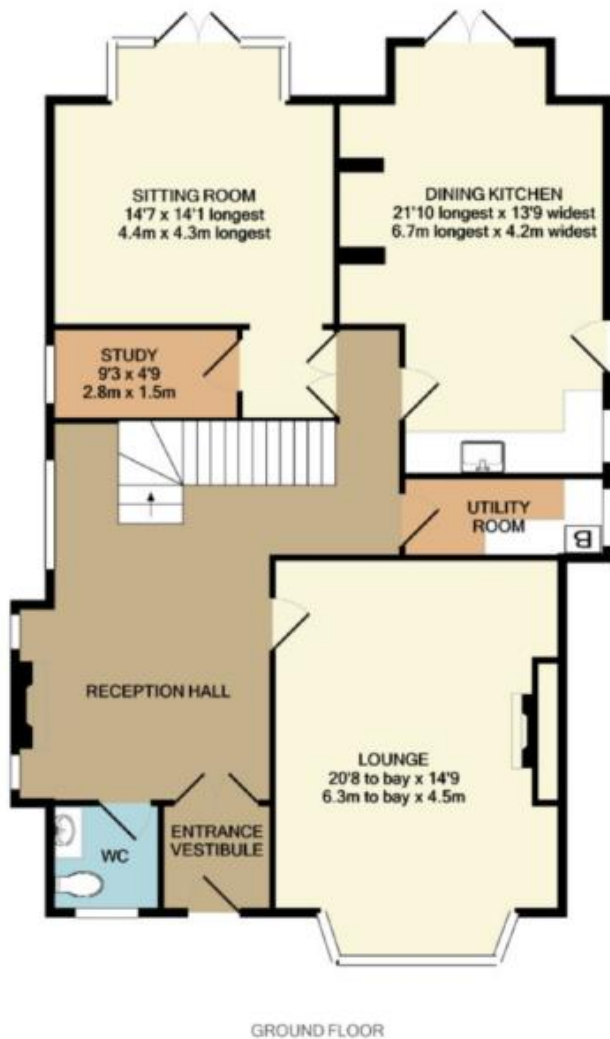
Obscure window to the side. Four piece white suite, comprising: panelled bath with twin chrome taps, glass shower screen, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin with twin chrome taps; WC and bidet with chrome mixer tap. Tiled flooring, part tiled walls, picture rail, radiator, ceiling light and airing cupboard housing hot water cylinder.

External



To the front, driveway providing off road parking, lawned garden area and bordering plants, shrubs and trees. Paths to both sides with gated access to the rear garden.
To the rear, the low maintenance garden is mostly paved and stone chipped with bordering shrubs, trees and climbing plants. Water tap, timber gate to the rear, potting shed and door to:

Floor Plans



Garage

Up and over garage door to the rear. Personal access door and obscure windows to the side. Power and lighting.

Additional Information

Tenure -
Council Tax Band -

EPC Results

Current Energy Efficiency Rating - E (46)
Potential Energy Efficiency Rating - C (77)
Current Environmental Impact Rating - F (37)
Potential Environmental Impact Rating - C (70)

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.

