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ORCHARD ROAD, ST ANNES, FY8 1PG

£315,000

- SUPERB 5 BEDROOM PERIOD SEMI DETACHED FAMILY HOME WITH MANY ORIGINAL FEATURES & SITUATED IN THE HEART OF ST ANNES
- JUST A SHORT WALK TO THE SEA FRONT & CLOSE TO MANY EXCELLENT LOCAL SCHOOLS
- SPACIOUS, CONTEMPORARY ACCOMODATION COMPRISES; 2 RECEPTION ROOMS - LARGE OPEN PLAN DINING KITCHEN
- UTILITY ROOM - 3 BATHROOMS - REAR GARDEN

 X 5  
  X 3  
  X 2  
  X 0  
  X 0  
  Garden





**Entrance**  
Solid timber front entrance door with window above leads into;

**Porch**  
Original mosaic tiled flooring, original coving, timber door with opaque glazed insert and opaque windows to both sides and above leading into;

**Hallway**  
Spacious hallway with wood effect laminate flooring, double radiator, original skirting boards, picture rail and coving, two sets of double radiators, staircase leading to the first floor landing, door leading down to the cellar, doors leading to the following rooms;

**Lounge 17'8 x 13'2 (5.38m x 4.01m)**  
Large UPVC double glazed rectangular walk in bay window to front allowing plentiful light, traditional mantelpiece with tiled backdrop and slate hearth housing gas stove burner, television and telephone points, cast iron radiator, original skirting boards, picture rail and coving.

**Second Reception Room 12'9 x 12'5 (3.89m x 3.78m)**  
Wood effect laminate flooring, contemporary gas fire set, double radiator, original skirting boards, picture rail and coving, UPVC double glazed French doors with window above leading out to the rear garden decking area, rectangular archway leading into;



**Kitchen / Dining Room 24' x 12'5 (7.32m x 3.78m)**  
Large, bright kitchen dining room with two UPVC double glazed sash windows to side, limestone flooring to the kitchen, wood effect laminate flooring to the dining area, comprehensive range of contemporary fitted wall and base units with laminate work surfaces, tiled to splash backs, over-unit lighting, one and a half bowl ceramic sink and drainer with mixer tap, range cooker with double oven and illuminated overhead extractor hood, integrated dishwasher, space for fridge freezer, two double radiators, breakfast bar, door leading to rear garden, further door leading into;

**Utility Room 7'3 x 4'3 (2.21m x 1.30m)**  
Laminate work surfaces, space and plumbing for washing machine and tumble dryer, wall mounted Worcester central heating boiler, contemporary halogen spot lights, limestone flooring continuing from the dining kitchen, door to;

**Separate WC 7'3 x 4'3 (2.21m x 1.30m)**  
UPVC double glazed opaque window to rear, two-piece contemporary white suite comprising of pedestal wash hand basin and WC, limestone flooring continuing from the utility room, contemporary halogen spot lights, radiator.

**First Floor Landing**  
Aforementioned staircase leading to spilt level first floor landing, original skirting boards and coving, staircase leading to the to second floor landing, doors leading to all first floor rooms;



**Bedroom Four 13'9 x 12'5 (4.19m x 3.78m)**  
UPVC double glazed sash window to rear, original cast iron feature fireplace with slate hearth, radiator, television and telephone points.

**Family Bathroom 9'11 x 9'2 (3.02m x 2.79m)**  
UPVC double glazed opaque sash window to side, four piece contemporary white suite comprising of bath with shower attachment tiled in mosaic stone, pedestal wash hand basin, large walk-in corner shower cubicle and WC, tiled flooring, full height feature radiator, recessed halogen spot lights.

**Bedroom Two 13'2 x 13' (4.01m x 3.96m)**  
UPVC double glazed sash window to rear, original cast iron feature fireplace with slate hearth, radiator.

**Master Bedroom 17'7 x 11'11 (5.36m x 3.63m)**  
Large traditional double glazed sash rectangular bay walk in bay window to front allowing plentiful light, large wooden fire surround with feature fire place with tiled inset and hearth, original skirting boards, picture rail and coving, television point, cast iron radiator, door to;

**En-suite 10'10 x 6'11 (3.30m x 2.11m)**  
UPVC double glazed opaque sash window to front, three piece contemporary white suite comprising of bath with overhead electric shower, pedestal wash basin and WC, tiled flooring, contemporary halogen spot lights, wall mounted vertical radiator.



**Second Floor Landing**  
Aforementioned staircase leading to second floor landing, Velux double glazed window to rear, loft hatch, doors leading to all second floor rooms;

**Bedroom Five 13'2 x 12'11 (4.01m x 3.94m)**  
UPVC double glazed sash window to rear, original feature cast iron fireplace with slate hearth, television point, radiator, contemporary halogen spot lights.

**Bedroom Three 17'7 x 11'4 (5.36m x 3.45m)**  
UPVC double glazed window to front, original feature cast iron fireplace with slate hearth, radiator, television point, contemporary halogen spot lights.

**Bathroom 11'6 x 7'8 (3.51m x 2.34m)**  
Double glazed opaque sash window to front, three piece contemporary white suite comprising of bath with overhead electric shower, pedestal wash hand basin and WC, tiled floor throughout, wall mounted vertical radiator, contemporary halogen spot lights.

**Outside**  
Path leading to main entrance door through garden with shrub and plant borders to the front, gate with access to rear garden. Good sized laid to lawn rear garden with shrub and plant borders and contemporary decking area with gate to rear access road.

**Other Details**  
Tenure - Leasehold (Residue of 999 years - Ground Rent - £8per annum)  
Tax Band - D (£1,876.81 per annum)

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