



## 3 bed semi-detached house to buy in FY8

St. Davids Road North, St. Annes, Lytham  
St. Annes, Lancashire, FY8 2JX

**£185,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ 3 DOUBLE BEDROOMS
- ✓ BAY FRONTED HOME
- ✓ PERIOD FEATURES
- ✓ REAR YARD
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME IN A CONVENIENT LOCATION CLOSE TO TRANSPORT LINKS AND LOCAL AMENITIES. INCLUDES TWO RECEPTION ROOMS, LOW MAINTENANCE GARDENS AND AVAILABLE WITH NO ONWARD CHAIN! Unique are pleased to offer this property to the open market!

Welcome to St. Davids Road North, a popular and convenient location situated close to transport links, local amenities. St. Annes Old Links Golf Club, the sea front and St. Annes Square, with easy access into Blackpool.

Internally the property is spacious throughout and comprises of:

Ground Floor

Porch

Door to:

Entrance Hall

Radiator, stairs to first floor with storage cupboard under, door to:

Lounge

Double glazed box bay window to front, TV point, picture rail, radiator, coal effect gas fire set in stone surround.

Dining Room

Double glazed window to side, radiator, dado rail and picture rail, coving to ceiling, door to:

Kitchen

Fitted with a matching range of base and eye level units with worktop space over, island unit with stone worktop, 1+1/2 bowl sink with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in Gaggenau oven, steam oven and warming drawer, built-in De Dietrich induction hob with extractor hood over, built-in microwave, double glazed window to rear, obscure window to side, radiator, tiled flooring, external door to side.

First Floor

Landing

Obscure window to side with coloured glass, radiator, picture rail, coving to ceiling, door to:

Bedroom

Double glazed window to side, double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator, picture rail, coving to ceiling, TV point.

Bedroom

Double glazed window to side, radiator, TV point, picture rail, coving to ceiling.

Bedroom

Double glazed window to rear, radiator, picture rail.

Bathroom

Fitted with four piece comprising bath with mixer tap, wall mounted wash hand basin with mixer tap, double shower enclosure with fitted shower with body jets, and WC, full height tiling to all walls, obscure double glazed window to side, tiled flooring.

External

Gardens to the front and enclosed rear of the property.

We have been advised that the garages to the rear of the property have been placed up for sale with plans submitted to build further houses. Buyers should make their own enquiries regarding this prior to bidding.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 894

Price: Starting Bid £185,000

Property Type: Semi-detached house

Parking: On Street

Year built: 1928

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: Yes

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

St. Davids Road North, St. Annes, Lytham St. Annes, Lancashire, FY8 2JX

Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
**[www.partneragents.co.uk](http://www.partneragents.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

