



## 6 bed terraced house to buy in

St. Annes Road East, St. Annes, Lytham St. Annes, Lancashire, FY8 1UR

**£270,000** Starting Bid

 x 6  x 3  x 3

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Six Bedroom
- ✓ Three Bathrooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

VERY LARGE 6 BEDROOM TERRACED FAMILY HOME, SET OVER 3 STOREYS PLUS LIVEABLE BASEMENT. INCLUDES 3 RECEPTION ROOMS, 3 BATHROOMS, AMPLE STORAGE & GARDENS TO FRONT & REAR. SITUATED VERY CLOSE TO ST. ANNES SQUARE, SCHOOLS & TRANSPORT LINKS. Unique are pleased to offer this property to the open market!

Welcome to St. Annes Road East! A popular and convenient location in the heart of St. Annes, situated close to schools, transport links, local amenities, Royal Lytham Golf Club and the square.

This large family home is set over four floors and comprises of:

### BASEMENT:

Hallway with two storage cupboards, double bedroom with en-suite (toilet and basin), living room with French doors to the decking area.

### GROUND FLOOR:

Porch, hallway, bay fronted living room, dining room / 2nd reception, large fitted kitchen diner with French doors to rear garden.

### FIRST FLOOR:

Landing, three double bedrooms, one with storage cupboard & en-suite (featuring shower, basin and toilet) and a family bathroom with bath, separate shower, toilet and basin.

### SECOND FLOOR:

Landing, two double bedrooms and a bathroom with bath, toilet and basin.

Externally there is a low maintenance garden to the rear, with a part lawned, part decked garden to the front.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 852

Annual Ground Rent Amount: £4.00

Price: Starting Bid £270,000

Property Type: Terraced House

Parking: On Street

Year built: 1892

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

**Basement Living Room - 4.02 x 5.44 m (13'2" x 17'10" ft)**

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**Basement Bedroom - 2.67 x 4.04 m (8'9" x 13'3" ft)**

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**Basement WC - 0.88 x 2.3 m (2'11" x 7'7" ft)**

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**Living Room - 3.87 x 5.25 m (12'8" x 17'3" ft)**

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**Dining Room - 3.79 x 4.21 m (12'5" x 13'10" ft)**

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**Kitchen - 3.03 x 7.69 m (9'11" x 25'3" ft)**

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**FF Bedroom - 3.02 x 3.2 m (9'11" x 10'6" ft)**

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**FF Bathroom - 1.78 x 3 m (5'10" x 9'10" ft)**

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**FF Bedroom - 3.83 x 4.23 m (12'7" x 13'11" ft)**

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**FF Bedroom - 3.59 x 4.26 m (11'9" x 13'12" ft)**

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**FF En-Suite - 2.03 x 2.01 m (6'8" x 6'7" ft)**

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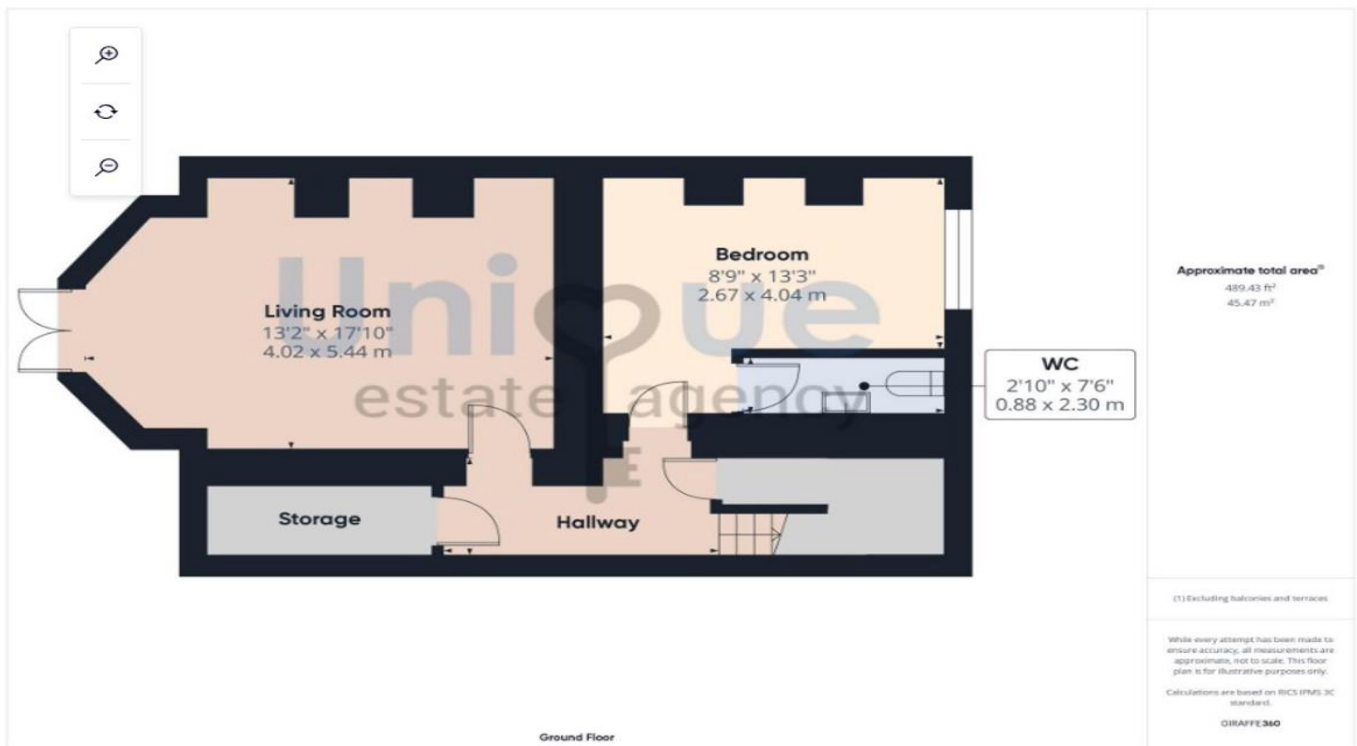
**SF Bedroom - 3.85 x 4.19 m (12'8" x 13'9" ft)**

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**SF Bedroom - 3.53 x 4.26 m (11'7" x 13'12" ft)**

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**Bathroom - 2.04 x 3.06 m (6'8" x 10'0" ft)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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