



**Dorset Road, Lytham St. Annes, FY8 2ED**

**£290,000**

**STUNNING SEMI-DETACHED HOUSE!!!** We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in the popular seaside town of Lytham St Annes!



# 15 Dorset Road, Lytham St. Annes, FY8 2ED

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Lytham St Annes. Benefiting from spacious living accommodation set over 2 floors, private walled garden and modern sophisticated decor throughout.

The living accommodation briefly comprises of; lounge, dining room, kitchen and large entrance hall. To the first floor, 3 spacious bedrooms, bathroom and separate WC,

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

Leasehold - over 900 years remaining

Ground rent - £8pa

Council tax band - D

## GROUND FLOOR

**Entrance Hall 14'1" x 6'2" (4.30m x 1.88m)**

Carpet flooring with staircase leading to the first floor

**Lounge 11'11" x 15'1" (3.65m x 4.60m)**

Carpet flooring with bay fronted window, electric fireplace, curtains and blind

**Dining area 15'10" x 10'6" (4.85m x 3.21m)**

High quality wood effect laminate flooring with bayed window and curtains

**Kitchen 7'7" x 13'10" (2.33m x 4.22m)**

High quality wood effect laminate flooring with access to the rear garden.

A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

## FIRST FLOOR

**Bedroom 13'10" x 11'11" (4.23m x 3.64m)**

Carpet flooring with window to the front elevation, curtains and blind

**Bedroom 12'4" x 10'5" (3.78m x 3.19m)**

Carpet flooring with window to the rear elevation and curtains

**Bedroom 13'11" x 6'2" (4.26m x 1.88m)**

High quality wood effect laminate flooring with spotlighting and blind

## Bathroom

High quality vinyl flooring with 2 piece bathroom suite in white, shower over bath with glass splash-back screen, partially tiled decor and radiator (Separate WC)

## EXTERNAL

Beautifully courtyard style rear garden, enclosed by boundary brick wall and benefiting from a private, South-westerly facing aspect. Large driveway to the front of the property, capable of accommodating 3 vehicles, leading to a detached single garage to the side of the property in the rear garden.





