



### 3 bed link detached house to buy

Oxford Road, Lytham St. Annes,  
Lancashire, FY8 2DY

**£200,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Popular location with open views to the front
- ✓ Excellent potential for modernisation and improvement
- ✓ Study, utility room, guest WC and integral garage
- ✓ EPC Rating D

## Key Information

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

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000

This link detached family home is set in a highly popular location with open views to the front, whilst being within easy reach of well regarded schools, local amenities, St Annes Square and the beach.

Whilst the property would benefit from some modernisation, it offers excellent potential to create a superb family home. The accommodation comprises a spacious lounge, fitted kitchen, study, utility room, guest WC and integral garage. To the first floor there are three bedrooms, a bathroom and separate WC.

Externally, the property benefits from an enclosed private rear garden. Viewing is essential.

Porch 1.21m (3'11") x 1.00m (3'4")

Tiled flooring, built-in storage cupboard, door to:

Lounge 5.55m (18'3") x 4.08m (13'5")

Full height double glazed window to front, radiator, TV point, three wall light points, coving to ceiling, stairs to first floor, open access to:

Kitchen 5.55m (18'3") x 3.42m (11'3")

Fitted with a matching base and eye level units with worktop space over, sink with single drainer and mixer tap, built-in oven, built-in hob with extractor hood over, double glazed window to rear, two radiators, double doors to rear garden, door to:

Inner Hallway

Radiator, built-in storage cupboard, external door to garden, open access to:

Utility Room 2.34m (7'8") x 2.04m (6'8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, extractor fan, plumbing for washing machine, space for fridge, freezer and tumble dryer.

WC 1.83m (6') x 1.15m (3'9")

Fitted with two piece suite comprising pedestal wash hand basin and WC, full height tiling to all walls, heated towel rail, extractor fan, shaver point and light.

Study 3.17m (10'5") x 2.09m (6'10")

Full height double glazed window to side, double glazed window to rear, radiator, coving to ceiling.

Garage 4.84m (15'10") x 3.11m (10'2")

With power and light, water tap, Up and over door, courtesy door.

First Floor

Landing 2.51m (8'3") x 2.00m (6'7")

Obscure double glazed window to side, storage cupboard, door to:

Bedroom 1 4.01m (13'2") x 3.60m (11'10") max

Built-in wardrobe, double glazed window to front, radiator.

Bedroom 2 3.17m (10'5") x 2.94m (9'8")

Double glazed window to rear, radiator, built-in wardrobe.

Bedroom 3 3.34m (11') x 2.51m (8'3")

Double glazed window to front, built-in wardrobe, radiator.

Bathroom 2.49m (8'2") x 1.71m (5'7")

Full height tiling to all walls, heated towel rail, obscure double glazed window to rear, tiled flooring, built-in cupboard housing wall mounted combination boiler.

WC 1.59m (5'3") x 0.81m (2'8")

Obscure double glazed window to side, WC, full height tiling to all walls, tiled flooring.

External

Open, lawned front garden, driveway with off street parking space and leading to the aforementioned garage. Enclosed rear garden with paved patio and lawn.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £200,000

Property Type: Link detached house

Parking: Allocated

Year built: 1960

Construction materials: Brick and block

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

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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 

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

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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