



4 bed semi-detached house to buy in FY8

Frobisher Drive, Lytham St. Annes,
Lancashire, FY8 2RG

£300,000 Starting Bid

 x 4  x 1  x 3

Tenure

Freehold

Off Street parking

Property features

- ✓ CONVENIENTLY CLOSE TO LOCAL SHOPS, TRANSPORT LINKS, ST ANNES BEACH AND ST ANNES
- ✓ THREE/FOUR BEDROOMS - THREE/FOUR RECEPTION ROOMS - BREAKFAST KITCHEN - DINING ROOM - DOWNSTAIRS WC - THREE PIECE SHOWER ROOM --

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.****

A rare opportunity to purchase a fantastic family home in a quiet and highly desirable area of St Annes, boasting one of the best views in town.

Offered Chain Free this property gives the purchasers the chance to add value and create their ideal living space in a special location.

With an elevated rear terrace overlooking the fairway of The Old Links Golf Course and a spacious garden suited to both relaxing and entertaining, this house has been enjoyed by the same family for many years and is ready to move into. Some investment and modernisation would further enhance it's potential and value and the home is therefore priced accordingly.

The interior of the property is spacious with a well thought out layout with the accommodation briefly comprising of:

*Four well-proportioned bedrooms with potential for the fourth bedroom to be a further reception room or study

*Spacious and light-filled reception rooms

*Separate dining area

*Large family breakfast kitchen

*Three piece family bathroom

* Downstairs separate WC

*Front and rear gardens

Offered with freehold tenure, this property really is a fantastic family home with genuine "wow" factor in a prestigious and peaceful setting where properties at this end of the road do not come up on the market very often. Early viewing is strongly recommended and you will understand why.

Entrance - Entrance gained via single glazed entrance door which leads into:

Entrance Vestibule - Large UPVC double glazed opaque window to the side, door leading into:

Entrance Hallway - Stairs leading up to the first floor landing, doors lead into the following rooms with the hallway opening up into the dining room;

Ground Floor Wc - 1.32m x 1.04m (4'4 x 3'5) - Two piece white suite comprising of: WC and wall hung wash hand basin, marble effect panelled walls, tiled floor, recessed spotlights, UPVC double glazed opaque window to the rear.

Reception Room One - 4.72m x 3.30m (15'6 x 10'10) - Entered via double doors the reception room has a large UPVC double glazed leaded walk in bay window to the front, radiator, decorative wooden fire place with marble effect backdrop and hearth housing living flame gas fire, television and telephone points, coving.

Bedroom Four - 5.13m x 2.34m (16'10 x 7'8) - UPVC double glazed leaded window to the front, radiator, coving. This bedroom has the potential to be a further reception room or office if desired.

Dining Room - 4.24m x 2.95m (13'11 x 9'8) - UPVC double glazed window to the side, radiator, plentiful space for dining table and chairs, doors lead into the following rooms:

Breakfast Kitchen - 5.92m x 3.00m (19'5 x 9'10) - Good range of wall and base units, laminate work surfaces, one and half bowl stainless steel sink and drainer, space for gas hob and oven, overhead illuminated extractor hood, space for fridge freezer, plumbed for a washing machine, double radiator, part tiled walls, vinyl flooring, UPVC double glazed opaque window to the side. UPVC patio door to the rear allowing access to the rear garden, wooden external door to the side, door leading into:

Reception Room Two - 3.38m x 2.62m (11'1 x 8'7) - Radiator, wall mounted electric heater, set of wall lights, picture rail, coving, UPVC patio door leading into:

Conservatory - 3.45m x 3.35m (11'4 x 11'14) - UPVC double glazed windows to the side and rear allowing an abundance of natural light, set of French doors to the side providing access to the rear garden, wood effect laminate flooring, double radiator, wall mounted electric heater, television point.

First Floor Landing - Loft hatch providing access to a good sized loft space which is part board and has power/light, cupboard housing 'Ideal' combi boiler which also provides plentiful storage.

Bedroom One - 4.32m x 3.12m (14'2 x 10'3) - Large UPVC double glazed leaded window to the front, radiator, large fitted wardrobe with mirror fronted sliding doors, door leading to inbuilt cupboard providing plentiful storage space, telephone point.

Bedroom Two - 3.40m x 2.62m (11'2 x 8'7) - UPVC double glazed leaded window to the front, radiator, fitted wardrobes.

Shower Room - 2.31m x 2.29m (7'7 x 7'6) - Three piece contemporary white suite comprising of: overhead mains powered walk in shower with further shower attachment within large cubicle, vanity wash hand basin and WC, wall mounted heated towel rail, vinyl flooring, part tiled walls, UPVC double glazed opaque window to the rear.

Bedroom Three - 3.43m x 2.34m (11'3 x 7'8) - UPVC double glazed window to the rear, UPVC door with double glazed inserts which leads out on the roof terrace, large radiator.

Roof Terrace - 6.38m x 3.58m (20'11 x 11'9) - Generously sized roof terrace perfect for enjoying the afternoon/evening sun with views overlooking St Annes Old Links golf course.

Outside - The front garden is laid with golden gravel with paved driveway space for multiple vehicles. The substantially sized rear garden is laid to lawn bordered by shrubs and bushes and has a paved patio area which is an ideal place for enjoying the morning sun, feature fish pond, shed perfect for storing garden furniture and tools, wooden gate to the side.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £300,000

Property Type: Semi-detached house

Parking: Off Street

Year built: 1985

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

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



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

Frobisher Drive, Lytham St. Annes, Lancashire, FY8 2RG

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

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