

**Auction**

4 bed detached house to buy in

Crosby Road, Lytham St. Annes,
Lancashire, FY8 3AD

£165,000

 Starting Bid

 x 4  x 1  x 2

Tenure

Leasehold

Driveway parking

Property features

- ✓ *Immediate 'exchange of contracts' available Being sold via 'Secure Sale'* DETACHED FAMILY HOME IN SOUGHT AFTER AREA CLOSE TO ALL AMENITIES AND
- ✓ SPACIOUS LOUNGE AND DINING KITCHEN - UTILITY AREA - FOUR BEDROOMS - FAMILY BATHROOM
- ✓ COURTYARD GARDEN - OFF-ROAD PARKING FOR UP TO TWO

Key Information

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

Arrange a viewing

Abigail Hall
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £165,000. 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 well-positioned attractive detached property offering excellent access to a wide range of local amenities. The accommodation comprises of a spacious lounge and dining kitchen, utility area, four bedrooms, and a family bathroom.

Externally, the property benefits from a low-maintenance courtyard garden and a driveway to the front providing off-road parking for up to two vehicles.

This property offers scope to create a downstairs shower room, benefits from a recently replaced roof, and although requiring some cosmetic updating, presents an excellent opportunity to create a superb family home.

Detached properties of this kind are rarely available in the immediate area, making this a unique opportunity for buyers looking to add value to their future family home. Early viewing is highly recommended to fully appreciate the potential and space on offer.

Entrance - UPVC double glazed door with surrounding windows, leads into:

Porch - Tiled flooring, wooden door leads into:

Entrance Hall - Stairs lead to the first floor, doors lead to the following rooms:

Dining Kitchen - 4.80m x 3.61m (15'09 x 11'10) - UPVC double glazed bay window to the front, window and door leading to the rear garden, living flame gas fire set in feature fireplace, range of wall and base units with laminate work surfaces, integrated appliances include: five ring gas hob, electric oven with grill and overhead extractor fan, stainless steel sink with drainer, combi boiler, plumbed for a dishwasher, space for fridge freezer, tiled to splashbacks, understairs storage space housing the consumer unit, gas and electric meters, the kitchen opens up to a small utility space and is plumbed for a washing machine, radiator, laminate flooring and telephone point.

Lounge - 5.18m x 3.73m (17'0 x 12'03) - UPVC double glazed bay window to the front, living flame gas fire set in feature fireplace, television point, radiator, laminate flooring.

Stairs And Landing - Aforementioned staircase leading to the first floor, UPVC double glazed window to the rear, radiator, doors lead to the following rooms:

Bedroom One - 3.40m x 3.07m (11'02 x 10'01) - UPVC double glazed window to the front, television point, radiator.

Bedroom Two - 3.07m x 2.87m (10'1 x 9'5) - UPVC double glazed window to the front, television point, radiator.

Bedroom Three - 2.79m x 2.39m (9'2 x 7'10) - UPVC double glazed window to the rear, radiator.

Bedroom Four - 2.87m x 2.36m (9'5 x 7'9) - UPVC double glazed window to the rear, radiator.

Family Bathroom - 2.18m x 1.70m (7'2 x 5'7) - UPVC double glazed opaque window to the front, three piece suite comprising of: bath with overhead mains plumbed shower and glass shower screen, WC, pedestal wash hand basin, fully tiled walls, laminate flooring, extractor fan.

Outside - To the rear there is a small courtyard style garden laid with concrete for ease of maintenance, outside water tap, there is also a secure side gate with access to the driveway. To the front there is off-road parking for up to two vehicles, and a variety of planted borders and bushes.

Council Tax Band C

The roof was replaced in 2025

The porch roof was replaced in 2024

The property is rendered on three sides

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 867

Annual Ground Rent Amount: £6.00

Price: Starting Bid £165,000

Property Type: Detached House

Parking: Driveway

Year built: 1926

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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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