



Croyde Road, Lytham St Annes, FY8 1EX

Asking Price £875,000







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6 Bedrooms



3 Bathrooms

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- Beautifully presented home, with attractive period features
 - Flexible accommodation, currently used as 2 reception rooms, 6 bedrooms, 3 bathrooms
 - Large attractive and mature corner plot
 - Sought after location close to the beach, seafront, AKS Lytham School, shops and transport links



Highly versatile and beautifully presented we welcome you to Kismet. This lovely home extends to 3684 sq ft (342 sq mts) or thereabouts and has the ability to be used to suit the buyer with very flexible ground floor space. Need more reception space? No problem. Need flexibility for a large family? No problem.

The attractive and established gardens wrap around this home making a great space to enjoy the outdoors.

The property is positioned on the corner of Croyde Road and Clifton Drive with the access being taken from Croyde Road. The location is close to the beach, seafront and AKS Lytham School along with the amenities of Ansdell to include Ansdell, St Annes and Lytham. There are rail links in Ansdell, St Annes and Lytham with a main line station over in Preston. There is good access to the main road and motorway network making this a great opportunity for those who like to commute yet reside by the sea day to day. Lytham and St Annes have bustling town Centres, with shops, supermarkets, healthcare providers, and places of worship. There are some super schools in the area too which will be ideal for families and also a bus route close by.

The property is entered from Croyde Road via the driveway and a pedestrian access to the front door. There is a large driveway ahead of the double garage providing plenty of parking.

The front door has solid timber double doors which open into the entrance porch with part glazed stained double doors which open into the entrance hall. From here it is clear to see how well presented this property is. There is a stained-glass skylight, high ceilings, doors off to various ground floor rooms and a staircase which rises to the first floor.







The main lounge is a particularly impressive room. A large bay overlooks the side gardens, complemented by two additional windows to the front, letting the natural sunlight pour in. A grand open fireplace provides a striking focal point, whilst panel effect walls and two cast iron style radiators enhance the rooms character and warmth.

The dining room is another fabulous room featuring a large bay window again flooding the room with natural light. Again, there are panel effect walls fitting in with the theme of the property and two cast iron style radiators.

The snug has views out to the side of the property, creating a cosy and inviting retreat. The perfect place to relax and unwind after a long day.

The kitchen is undoubtedly the heart of this fabulous family sized home and includes a range of high gloss kitchen units with work surfaces and splashbacks. There is a large central island which includes a highly sociable breakfast bar, perfect for everyday living and entertaining. Integrated appliances include two ovens, a dishwasher, fridge freezer and point for an American style fridge. This room is further enhanced by two cast iron style radiators.

The utility room has a point for a washing machine and dryer and provides access to the loft. A sink and drainer is also provided along with further storage.







Bedroom one has a large bay window overlooking the front gardens and allows plenty of natural light to pour in. There are a range of fitted wardrobes providing excellent storage. The stylish ensuite has a large ensuite shower, twin wash handbasins and a WC along with a cast style radiator with integrated towel rail.

There are two further bedrooms on the ground floor which could potentially be used as further reception rooms should you wish. These rooms could easily be adapted to suit individual requirements. The decision is yours.

The contemporary shower room is appointed with a walk-in shower, wash hand basin, WC and heated towel rail.

The staircase rises up to a spacious first floor landing illuminated by a skylight and featuring decorative dado detailing with doors leading off to the various rooms. There are three further bedrooms on this level, one benefitting from a bay window to the side elevation. This room could also be used as a second home office or guest suite. The family bathroom includes a bath with a shower over, WC and wash hand basin and a towel rail.

Nestled into the corner of Croyde Road and Clifton Drive, this fabulous property enjoys super gardens with expanses of lawn, mature trees, shrubs and hedging giving a sense of privacy. There is large patio which creates fantastic space for outdoor entertaining along with pathways.

To the rear, double gates open onto a gravel driveway providing plentiful off road parking and leading through to a double garage. The double garage has electric 'up and over' doors and includes power and lighting.





General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces: There is parking for several vehicles via the driveway. Additional parking is available in the garages.

Construction Type : Brick with tiled roof.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building / Heritage Asset : The property is not listed. However it is known as a 'heritage asset' in recognition of its special history or architectural interest.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Openreach available in the area

Mobile signal: EE, Vodafone, Three and O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Fylde Borough Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [//easy.animates.jets](https://www.what3words.com/easy/animates/jets)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

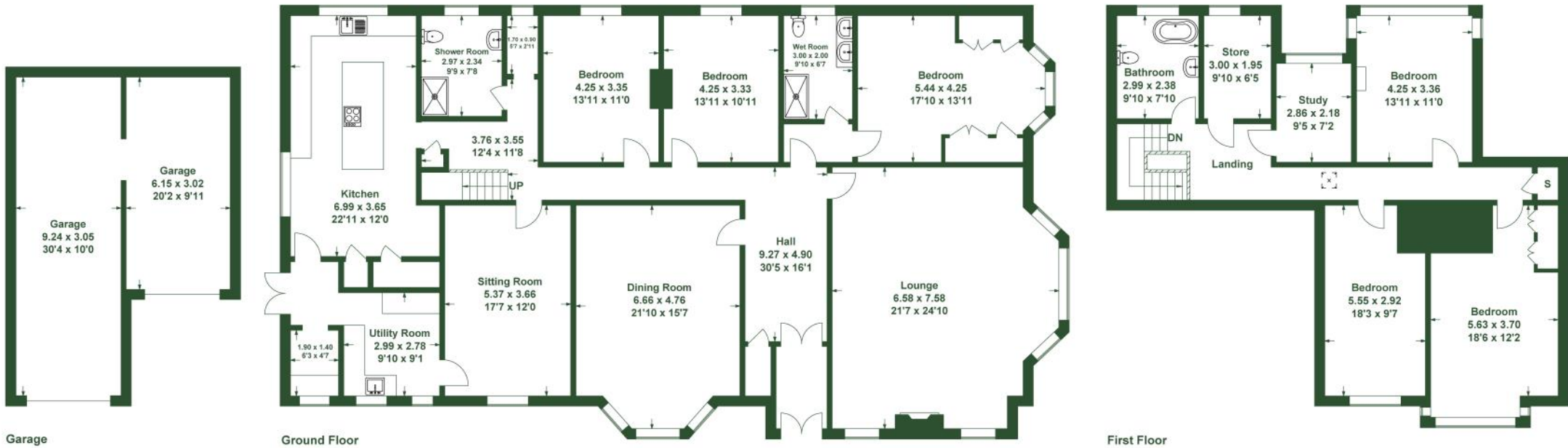
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 342.24 sq m / 3684 sq ft
 Garage : 47.67 sq m / 513 sq ft
 Total : 389.91 sq m / 4197 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor area) and orientation are approximate. Produced by Lens Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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