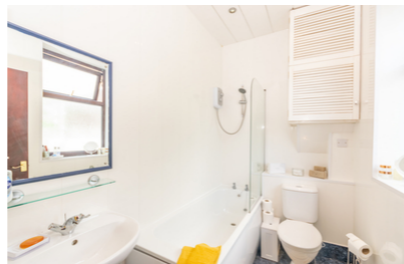
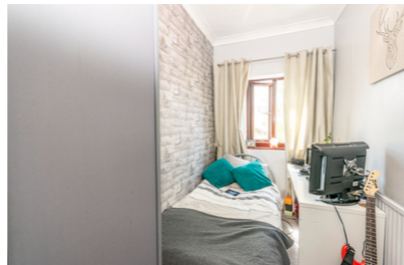
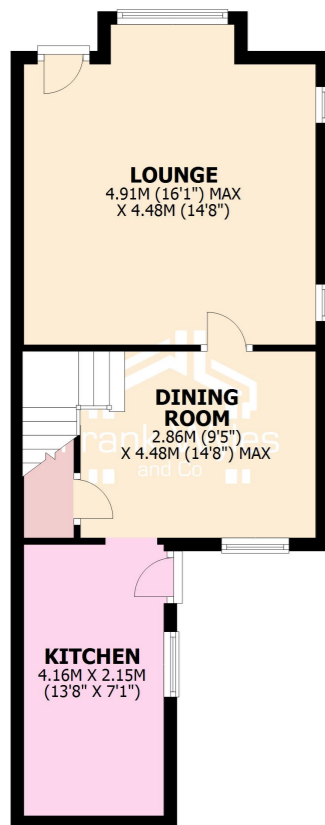


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	75	
(1 to 20)	G	41	
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



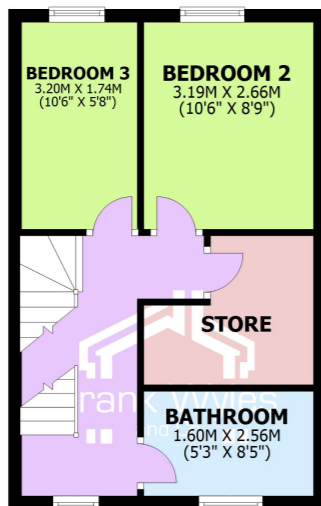
### GROUND FLOOR

APPROX. 42.8 SQ. METRES (461.0 SQ. FEET)



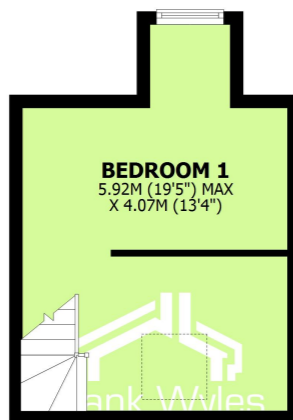
### FIRST FLOOR

APPROX. 32.5 SQ. METRES (350.1 SQ. FEET)

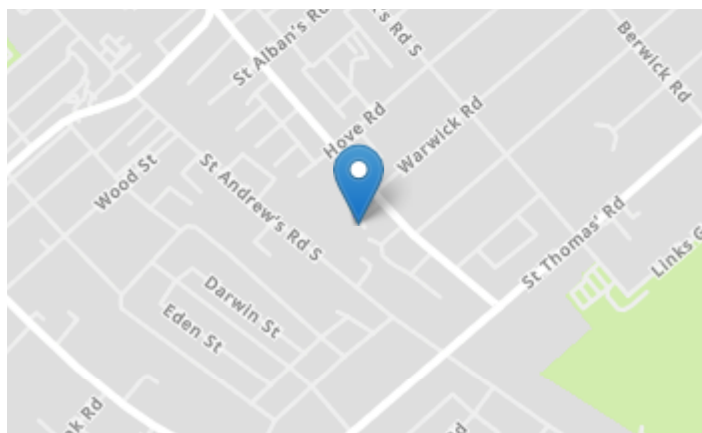


### SECOND FLOOR

APPROX. 20.5 SQ. METRES (220.1 SQ. FEET)



TOTAL AREA: APPROX. 95.8 SQ. METRES (1031.3 SQ. FEET)



**01253 713 695**

**21 Orchard Road, St. Annes FY8 1RY**

**01253 731 222**

**11 Park Street, Lytham FY8 5LU**

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**58 St Davids Road South,**

**Lytham St Annes, Lancashire, FY8 1TT**

- Deceptively Spacious Semi Detached House
- Hidden Away - Close to all amenities
- 2 Reception Rooms
- Fitted Kitchen
- 3 Bedrooms
- Enclosed Garden to the Rear
- Viewing Highly Recommended



**£197,500**

Leasehold  
Energy Efficiency Rating: E





## 58 St Davids Road South,

Lytham St Annes, Lancashire, FY8 1TT

**£197,500**

This semi detached house is hidden away yet just a short walk from the town centre and sea front. The accommodation is over three floors and comprises two receptions, a fitted kitchen, three bedrooms, a bathroom and store room. There is an enclosed garden to the rear.

Council Tax: Band C

Tenure: Leasehold



## Ground Floor

### Kitchen

4.16m (13'8") x 2.15m (7'1")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer and range with extractor hood over, double glazed window to side, open access to:

### Dining Room

4.48m (14'8") max x 2.86m (9'5")

Double glazed window to front, radiator, stairs to first floor with storage cupboard under, door to:

### Lounge

4.91m (16'1") max x 4.48m (14'8")

Double glazed window to rear, window to side, obscure window to side, radiator, TV point, dado rail, two wall light points, coving to ceiling, coal effect gas fire with tiled inset and hearth, door to rear garden.

## First Floor

### Landing

Obscure double glazed window to front, radiator, stairs, door to:

### Bedroom 2

3.19m (10'6") x 2.66m (8'9")

Double glazed window to rear, fitted double wardrobe, radiator, dado rail, coving to ceiling.

### Bedroom 3

3.20m (10'6") x 1.74m (5'8")

Double glazed window to rear, radiator.

### Store Room

### Bathroom

2.56m (8'5") x 1.60m (5'3")

Fitted with three piece suite comprising panelled bath with separate electric shower over and glass screen, pedestal wash hand basin with mixer tap and WC, heated towel rail, obscure double glazed window to front, wall mounted concealed boiler.

## Second Floor

### Bedroom 1

5.92m (19'5") max x 4.07m (13'4")

Velux window, double glazed window to rear, fitted bedroom suite with a range of wardrobes.

### External

Enclosed rear garden with lawn and block paved patio and pathways.

