



**St Davids Road North, Lytham St. Annes, FY8 2BT**

**Starting Bid £265,000**

- For Sale by Online Auction
- Double Glazing
- Gas Central Heating
- Kitchen/Dining Room
- Large Living Room
- Attractive Bathroom
- Sought After Residential Location
- Priced to Sell



# St Davids Road North, Lytham St. Annes

For Sale by Online Auction with a Starting Bid of £265,000. T&Cs Apply. See WebbMove for all the Auction Details.

This excellent and traditional four bedroom detached residence is situated close to local amenities, bus routes, shops and local amenities. The home offers character with bay window reception rooms and bedrooms. The home has a large entrance hall, two reception rooms that have been converted into one large one, ground floor WC, kitchen/dining room, direct access to the garage, four bedrooms, spa bathroom and a large loft. The home is warmed by gas central heating and double glazing. To the exterior are large gardens to the front side and rear with driveway and garage. NO CHAIN INVOLVED.

## PORCH

## ENTRANCE HALLWAY

16' 10" x 5' 4" (5.13m x 1.63m)

## GROUND FLOOR WC

3' 2" x 5' 3" (0.97m x 1.6m)

## LIVING ROOM

27' 2" x 12' 7" (8.28m x 3.84m)

Previously two reception rooms, can be reconverted.

## KITCHEN/DINING ROOM

20' 8" x 8' 7" (6.3m x 2.62m)

## BEDROOM ONE

15' 7" x 14' 10" (4.75m x 4.52m)

Two bay windows. Central heating radiator.

## BEDROOM TWO

8' 10" x 8' 8" (2.69m x 2.64m)

## BEDROOM THREE

12' 5" x 14' 11" (3.78m x 4.55m)

## BEDROOM FOUR

9' 4" x 8' 7" (2.84m x 2.62m)

## BATHROOM

11' 1" x 5' 6" (3.38m x 1.68m)

Step up bath. WC. Pedestal hand basin.

## GARDENS

To front, side and rear.

## DRIVEWAY

## GARAGE

10' 5" x 16' 10" (3.18m x 5.13m)

## BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)



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## MOBILE DATA

We are advised that you are likely to have mobile coverage.

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## TENURE

The property is **Leasehold**

## COUNCIL TAX

Band "E"

## PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

**24/12/2024**



# St Davids Road North, Lytham St. Annes



**Approximate total area<sup>1)</sup>**  
 1546.43 ft<sup>2</sup>  
 143.67 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 Calculations are based on RICS IPMS 3C standard.

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