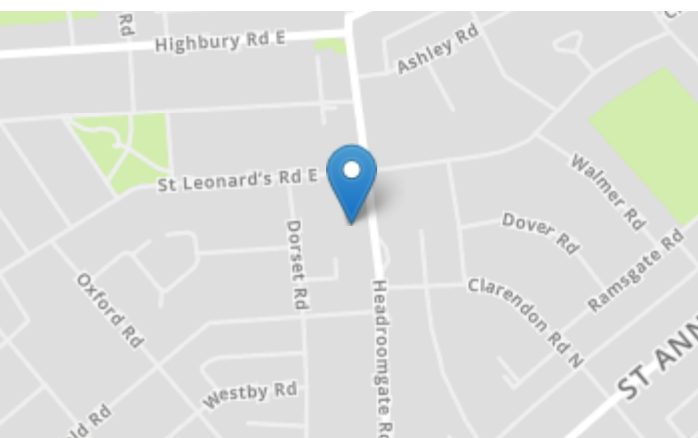
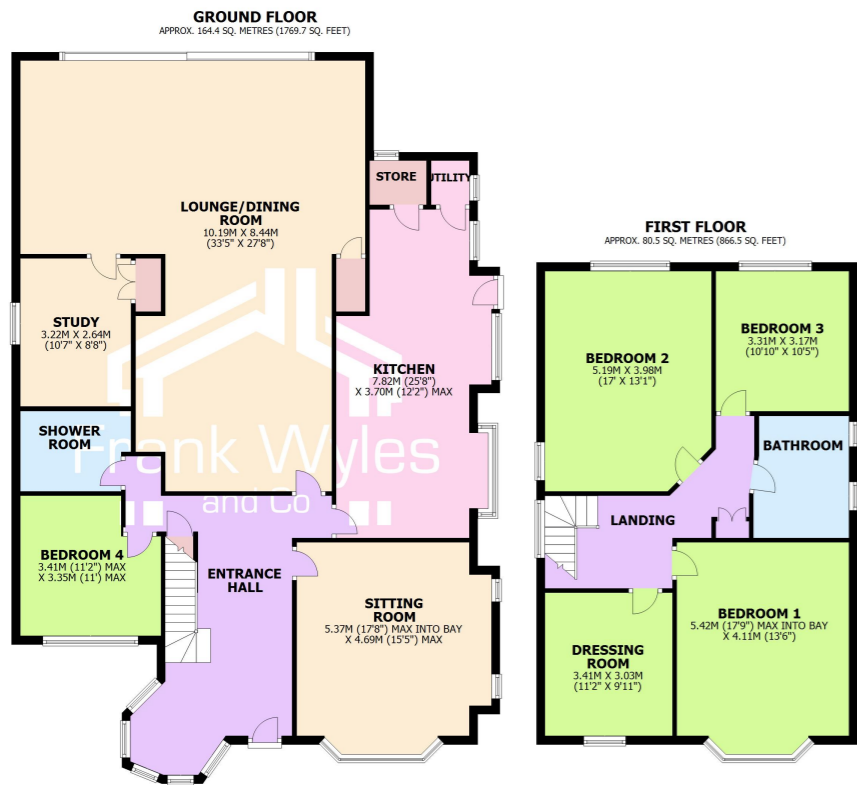


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	73



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## 75 Headroomgate Road, Lytham St Annes, Lancashire, FY8 3BE

- Detached Family Home in a Prime Location
- Retaining Many Original Features
- Requiring Some Modernisation With Huge Potential
- 3 Receptions & Living Dining Kitchen
- 4-5 Bedrooms & 2 Bathrooms
- No Onward Chain



**£535,000**

Freehold  
Energy Efficiency Rating: E

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 (1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.  
 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



# 75 Headroomgate Road, Lytham St Annes, Lancashire, FY8 3BE

## £535,000

This detached family home is situated in an enviable prime location, boasting large gardens with a sunny aspect area. The property benefits from excellent proximity to various amenities. While some modernisation is required, the house retains many original features and has already undergone a ground floor extension, which offers the potential for further development. The generous accommodation includes three reception rooms and a fitted dining kitchen. With 4/5 bedrooms available, there is flexibility for accommodating family members or creating a dedicated home office. Two bathrooms cater to the needs of the household. To the rear of the property, there is a substantial south-facing private garden, offering a tranquil outdoor space. With no onward chain, this property presents an attractive opportunity for buyers. Early viewing is highly recommended to appreciate the potential and location of this desirable home.

Council Tax: Band G

Tenure: Freehold



### Ground Floor

#### Entrance Hall

The entrance hall of this property retains many original features, exuding a grand and elegant ambiance. It features a circular bay with leaded windows, allowing natural light to illuminate the space. The entrance hall is enhanced by three radiators, an ornamental plate rack, and a staircase leading to the first floor, which also offers storage space underneath.

#### Sitting Room 5.37m (17'8") max into bay x 4.69m (15'5") max

The sitting room of the property is an inviting space with charming features. It boasts a leaded bay window to the front, as well as two leaded windows on the side adorned with stained glass. The room includes a radiator for comfortable heating, a TV point, and a picture rail that adds character to the space. Two wall light points provide additional lighting options. The highlight of the room is the inglenook fireplace, which houses an open fire and features a wooden surround, seating, and a tiled inset and hearth, creating a cozy and traditional focal point in the room.

#### Lounge/Dining Room 10.19m (33'5") x 8.44m (27'8")

The lounge/dining room of the property is a remarkable and versatile space, offering numerous possibilities for development. With its impressive size, measuring approximately 10.19m x 8.44m, there is ample room to create various functional areas within the room. Two radiators ensure comfortable heating throughout the space. The room is equipped with a TV point and features eight wall light points, providing plenty of lighting options. Coving on the ceiling adds an elegant touch to the room. A coal effect gas fire with an extended marble hearth serves as a focal point, adding warmth and ambiance. A door leads to a storage cupboard, offering convenient storage space. The room also includes patio doors that open to the rear garden and feature electric opening curtains, allowing for easy access and natural light to flow into the space.

#### Study 3.22m (10'7") x 2.64m (8'8")

The study in the property features a high-level, obscure double glazed window positioned on the side of the room. This window provides privacy while still allowing natural light to enter the space. Additionally, there is a built-in storage cupboard

#### Kitchen 7.82m (25'8") x 3.70m (12'2") max

The kitchen in the property is equipped with a comprehensive range of base and eye-level units, providing ample storage space. The worktop space is complemented by a 1+1/2 bowl stainless steel sink with a single drainer and a mixer tap. Integrated appliances include a fridge, freezer, and dishwasher, ensuring a seamless and efficient kitchen layout. The kitchen also features a built-in double oven and a built-in hob with an extractor hood positioned above it. Two double glazed windows on the side and a double glazed box window on the side allow for natural light to fill the room. Two radiators provide necessary warmth, while coving on the ceiling adds a touch of elegance. An external door grants convenient access to the side of the property from the kitchen.

#### Store

Obscure window to rear, wall mounted boiler.

#### Utility 1.05m (3'6") x 0.91m (3')

Plumbing for washing machine, space for tumble dryer, obscure window to side.



#### Bedroom 4 3.41m (11'2") max x 3.35m (11') max

Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator.

#### Shower Room

Fitted with four piece suite comprising double shower cubicle with fitted shower, pedestal wash hand basin, bidet, and WC, part tiled walls, heated towel rail, extractor fan.

### First Floor

#### Landing

Leaded window to side with stained glass, built-in storage cupboard, door to:

#### Bedroom 1 5.42m (17'9") max into bay x 4.11m (13'6")

Bedroom 1 in the property boasts a beautiful leaded bay window overlooking the front, allowing for natural light to illuminate the room. A radiator ensures comfortable temperatures, while a picture rail adds a decorative touch. The room is equipped with four wall light points

#### Bedroom 2 5.19m (17') x 3.98m (13'1")

Bedroom 2 features a double glazed window that provides a pleasant view of the rear of the property. There is also an obscure double glazed window on the side, adding natural light while maintaining privacy. The room includes a fitted bedroom suite with a range of wardrobes, offering ample storage space.

#### Bedroom 3 3.31m (10'10") x 3.17m (10'5")

Double glazed window at the rear, allowing natural light to enter the room and providing a view of the surroundings. The room is equipped with a fitted bedroom suite that includes a range of wardrobes, offering convenient storage space

#### Bedroom 5 / Dressing Room

Bedroom 5, which can also be utilized as a dressing room, is equipped with a leaded window at the front, allowing natural light to illuminate the space. The room features a fitted bedroom suite with a range of wardrobes, providing ample storage.

#### Bathroom

The bathroom in the property is fitted with a luxurious five-piece suite. It includes a jacuzzi bath with a mixer tap, a pedestal wash hand basin with a mixer tap, a shower cubicle with a fitted shower, a bidet, and a WC. The walls are fully tiled. The bathroom is equipped with a heated towel rail, an extractor fan, and two obscure double glazed windows on the side, which provide privacy while allowing natural light to enter.

#### External

The property features a block paved driveway at the front, providing convenient off-street parking for multiple vehicles. This driveway also gives access to a carport and a large garage, which has an up-and-over door for easy entry and exit. Additionally, there is an attached store, offering additional storage space.

At the rear of the property, there is a good-sized garden with various features.

A paved terrace provides a pleasant space for outdoor seating and entertainment. The garden also includes a well-maintained lawn and mature borders filled with a variety of plants and trees, adding beauty and privacy to the outdoor space.

