



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		50
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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**58 All Saints Road,
 St Annes on Sea, FY8 1PH**

- Large Three Storey Property
- Desirable Location, Close To St. Annes Square & The Sea Front
- 3 Receptions
- Newly Fitted Kitchen
- 7 Bedrooms, 3 Bathrooms
- Viewing Highly Recommended

£400,000
 Leasehold



This expansive three-story property is situated in a highly sought-after location, just a short walk from St. Annes Square, the seafront, and several schools. On the ground floor, the property features two reception rooms, a welcoming reception hall, and a recently fitted dining kitchen, providing ample space for various living and entertaining needs.

The first and second floors offer seven bedrooms, two bathrooms, and an ensuite, ensuring plentiful accommodation for a large family or versatile living arrangements. Additionally, there is a lounge area on the top floor, providing an excellent space for relaxation or entertainment.

The garage has been thoughtfully converted into a great workspace, offering flexibility and options for various uses.

Given its size, desirable location, and numerous features, early viewing of this impressive property is highly recommended to secure this fantastic opportunity.

Tenure: Leasehold
Ground Rent: £10 pa

Council Tax: Band D



Ground Floor

Porch Door to:

Entrance Hall Window to side, radiator, wooden flooring, feature fireplace with wooden surround and tiled inset and hearth, stairs to first floor with storage cupboard under, door to:

Lounge 5.39m (17'8") max into bay x 4.42m (14'6") Bay window to front, radiator, TV point, two wall light points, cornice style coving to ceiling.

Dining Room 4.58m (15') max x 4.42m (14'6") Window to rear, window to side, radiator, wooden flooring, ornamental plate rack, coving to ceiling, fireplace with wooden surround and tiled inset and hearth.

Kitchen 6.01m (19'9") x 5.46m (17'11") Fitted with a matching range of base and eye level units with granite worktops, matching breakfast bar island unit, inset 1+1/2 bowl sink with mixer tap, integrated wine fridge, space for American style fridge/freezer, built-in Neff appliances including two ovens, microwave, induction hob, and two warming drawers, two double glazed windows to side, double glazed window to rear, two radiators, TV point, door to rear garden.

First Floor

Landing Full height double glazed window to rear, radiator, picture rail, stairs to second floor, door to:

Bedroom 1 5.39m (17'8") max into bay x 4.42m (14'6") Box window to front, radiator, TV point, picture rail, door to:

En-suite Bathroom Fitted with three piece suite comprising corner bath with separate shower over, wash hand basin with mixer tap and WC, part tiled walls, heated towel rail, obscure double glazed window to side, tiled flooring, picture rail.

Bathroom Fitted with three piece suite comprising corner bath with mixer tap, pedestal wash hand basin and WC, part tiled walls, heated towel rail, obscure double glazed window to side, tiled flooring.

Bedroom 2 4.42m (14'6") x 3.66m (12') Window to side, radiator, picture rail.

Bedroom 3 3.66m (12') x 3.47m (11'5") Window to side, radiator, picture rail.

Bedroom 4 3.73m (12'3") max x 2.54m (8'4") Double glazed window to rear, radiator.

Second Floor

Landing Radiator, door to:

Bedroom 6 3.97m (13') x 3.38m (11'1") Double glazed window to side, radiator.

Lounge Area 5.27m (17'4") x 3.50m (11'6") Radiator with velux skylight, door to:

Bathroom Fitted with three piece comprising panelled bath with shower attachment, mixer tap and glass screen, pedestal wash hand basin with mixer tap and WC, part tiled walls, heated towel rail, shaver point, skylight with skylight.

Bedroom 7 4.54m (14'11") x 2.81m (9'3") max Window to side, radiator

External

Gardens Off street parking space, gardens to the front, side and rear.

Office 5.84m (19'2") x 3.82m (12'6") Double glazed window to front, two doors.

