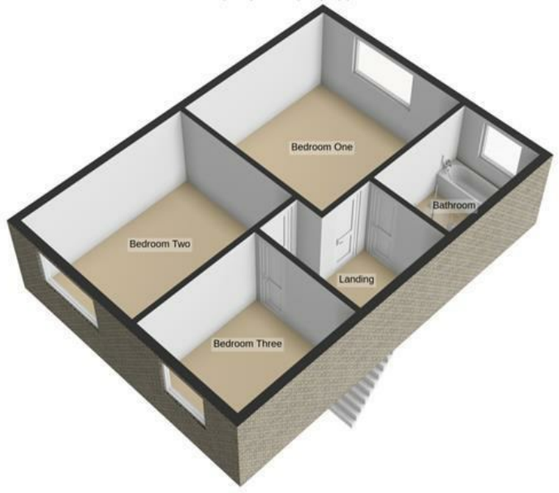
Ground floor
500 sq.ft. (46.4 sq.m.) approx.



First floor
485 sq.ft. (45.0 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2026

We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.

The Propert Ombudsman

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
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COUNTY
Estate Agents

St. Annes 01253 **711511**

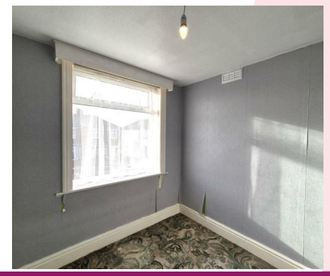


MYERSCOUGH AVENUE, LYTHAM ST. ANNES
FY8 2HY

AUCTION GUIDE
£140,000

- SEMI DETACHED HOUSE IN QUIET RESIDENTIAL LOCATION OFFERED WITH NO CHAIN
- CONVENIENTLY CLOSE TO LOCAL SCHOOLS AND SHOPS, BUS ROUTES, ST ANNES TOWN CENTRE AND SEA FRONT
- THREE BEDROOMS - TWO RECEPTION ROOMS - THREE PIECE FAMILY BATHROOM - FITTED KITCHEN
- FRONT AND REAR GARDENS - GARAGE - EPC RATING: D * IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE BEING SOLD VIA 'SECURE SALE'*

3 1 2 1



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Entrance
Composite front door with double glazed inserts and UPVC double glazed opaque window to side leading into:

Hallway
Double radiator, dado rail and coving, staircase leading to first floor landing, doors leading to the following rooms:

Reception Room One
14'11 x 11'4
UPVC double glazed walk in bay window to front, decorative wooden fireplace with tiled hearth housing living flame effect electric fire, picture rail and coving, door leading into:

Reception Room Two
17'5 x 12'4
UPVC double glazed window to rear, wooden fireplace housing living flame effect electric fire, radiator, television and telephone points, picture rail and coving, door leading into:

Kitchen
9' x 8'8
UPVC double glazed window to rear, range of fitted wall and base units with laminate work surfaces, tiled to splash backs, ceramic sink and drainer, integral electric oven, four ring halogen hob with overhead extractor, low level fridge, door leading out to the rear garden.

First Floor Landing
Aforementioned staircase leading to first floor landing, UPVC double glazed opaque window to side, doors to the following rooms:

Bathroom
8'9 x 5'7
UPVC double glazed opaque window to rear, three piece suite comprising; bath with overhead electric shower, pedestal wash hand basin and WC, tiled walls, recessed spotlights, cupboard housing combination boiler.

Bedroom One
12'4 x 10'2
UPVC double glazed window to rear, built in wardrobes and dressing table, radiator.

Bedroom Two
12'6 x 9'11
UPVC double glazed window to the rear, radiator, built in wardrobes with matching dressing table and drawers, coving.

Bedroom Three
8'10 x 7'2
UPVC double glazed window to front, built in storage cupboard, radiator.

Outside
Gravelled front garden and shared driveway providing access to single concrete built garage with up and over door. Paved rear garden with plants and shrubs, access to garage and shed with plumbing for a washing machine and wash hand basin.

Other Details
Council Tax Band: C
Tenure: Leasehold
Number of years left on the lease: approx 885
Ground rent: N/A

Auctioneers Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

