



## 1a Denford Avenue St Annes

*A Spacious Detached Bungalow Set on a Large Plot. Comprising: Reception Hallway, Lounge, Dining Room, Sun Lounge, Fitted Kitchen, Utility, Five Bedrooms, EnSuite, Bathroom, Detached Garage & Gardens. There are Transport Services Running Along Clifton Drive South to St Annes, Lytham & Blackpool. The Property is Close to King Edwards & Queen Mary's High School, the Beach & Sea Front.  
NO CHAIN.*

**Price Guide: £349,950**



**Residential Property Specification**

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# 1a Denford Avenue, St Annes

## **Entrance Vestibule 1.80m x 1.14m (5'11" x 3'9" )**

*Half-glazed front entrance door with matching side panels and top light over  
Ceramic tiling to floor  
Fully glazed panelled door leading through to the*

## **Reception Hallway**

*Coving to ceiling  
Wall light points  
Double panel radiator  
Staircase leading off to the first floor landing area  
Doors lead off to the following rooms*

## **WC 1.97m x 1.79m (6'6" x 5'10" )**

*Obscure window to side aspect  
Wash-hand basin set in vanity unit with cupboards beneath  
Low level WC  
Single panel radiator  
Wall mounted extractor fan  
Space for cloaks*

## **Breakfast Kitchen 4.53m x 4.19m (14'10" x 13'9" )**



*Window to rear aspect  
A range of high and low level units in high gloss  
1 ½ bowl sink unit with mixer tap  
Space for fridge freezer  
Single panel radiator  
TV aerial point*

## **Utility 2.43m x 1.31m (8'0" x 4'4" )**

*Space and plumbing for washing machine  
Wall mounted Gloworm Condensing boiler  
Half-glazed door leading to rear*

## **Dining Room 5.00m x 4.85m (16'5" x 15'11" )**



*Walk-in bay window to side aspect  
Two obscure windows to the rear aspect  
Wall light points  
Two double panel radiators  
Coving to ceiling  
Large wooden fire surround housing copper living flame gas fire with stone hearth  
Folding glazed doors leading through to the*

## **Lounge 5.43m x 4.83m (17'10" x 15'10" )**



*Large window to front aspect  
Further window to side aspect  
Two double panel radiators  
Coving to ceiling  
Wall light points  
TV aerial point  
Opening through to the*

# 1a Denford Avenue, St Annes

## Sun Room 2.73m x 2.18m (8'11" x 7'2")



*Windows overlooking the front garden  
Solid wood flooring  
Coving to ceiling  
Fully glazed door leading to the garden*

### Inner Hallway

*Coving to ceiling  
Door to useful storage cupboard  
Doors lead off to the following rooms*

## Bedroom One 4.54m x 3.47m (14'11" x 11'5")



*Window to front aspect  
Built-in wardrobe  
Coving to ceiling  
Double panel radiator*

## Bedroom Two 4.55m x 4.52m (14'11" x 14'10")

*Window to front aspect and two further obscure windows to side aspect  
Double & single panel radiators  
Range of built-in wardrobes  
Telephone point*

## Bedroom Three 4.54m x 3.30m (14'11" x 10'10")



*Obscure window to side aspect and further window to rear  
Double panel radiator  
Coving to ceiling  
Built-in wardrobe  
Concealed wash-hand basin*

## Family Bathroom 3.00m x 2.68m (9'10" x 8'10")

*Two obscure windows to rear aspect  
Ladder style heated towel rail  
Wall light points  
Shaver socket  
Built-in cupboard housing water tank  
Fully tiled walls  
Wall mounted extractor fan*

### Four piece suite comprising:

*Low level WC  
Corner panelled bath with mixer tap and shower attachment  
Wash-hand basin set in vanity unit with cupboards beneath  
Bidet*

### First Floor

*The aforementioned staircase leads to first floor landing area  
Window to front aspect  
Range of built-in cupboards, shelves and knee-hole dressing table  
Telephone point  
Doors lead off to the following rooms*

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## **Bedroom Four 4.53m x 3.63m (14'10" x 11'11" )**

*Lowered ceilings*

*Access door to under eaves storage area*

*Built-in wardrobes, cupboards and shelving*

*Single panel radiator*

## **Bedroom Five 4.53m x 3.63m (14'10" x 11'11" )**

*Window to side aspect, Single panel radiator*

*Access door to under eaves storage area*

*Sliding door through to*

## **EnSuite 2.97m x 0.80m (9'9" x 2'7" )**

*Partly tiled walls, Ceiling mounted extractor*

*Ladder style heated towel rail*

*Two piece suite comprising:*

*Step-in shower cubicle*

*Low level WC*

## **External**

*The property is set on a large corner plot with paved areas and raised flower beds*

*To the side of the property there is a driveway for numerous vehicles which leads to the detached garage*

*External security lighting*

## **Double Garage 6.07m x 4.26m (19'11" x 14'0" )**

*Brick built garage with flat felt roof*

*Remote electric up-and-over door*

*Power, light and water*

## **WC 2.18m x 0.91m (7'2" x 3'0" )**

*Personal door and window to side aspect*

*High level WC*

*Light*

## **Store**

*Personal door from external*

## **Tax Band 'G'**

**Freehold**

**Current Energy Performance Rating - D**

**Potential Energy Performance Rating - D**

**Current Environmental Impact Rating - E**

**Potential Environmental Impact Rating - E**



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, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.

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