



30 Bay View Avenue,
Slyne, Lancashire, LA2 6JS

30, Bay View Avenue, Slyne

The property at a glance

4  3  2 

- Beautifully Presented Detached Property
- Four Bedrooms
- Contemporary Open Plan Living Kitchen
- Three Bathrooms Including En Suite To Main Bedroom
- Spacious Reception Room With Cast Iron Stove
- Laid To Lawn Garden With Pergola
- Off Road Parking
- Freehold
- Council Tax Band C
- EPC Rating: D



Get in touch today

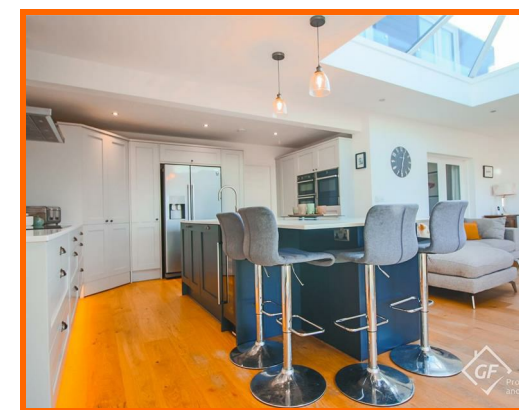
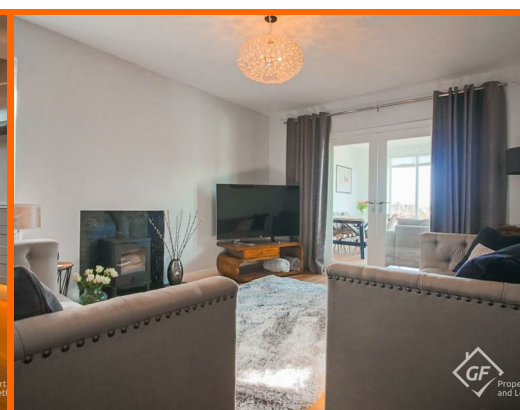
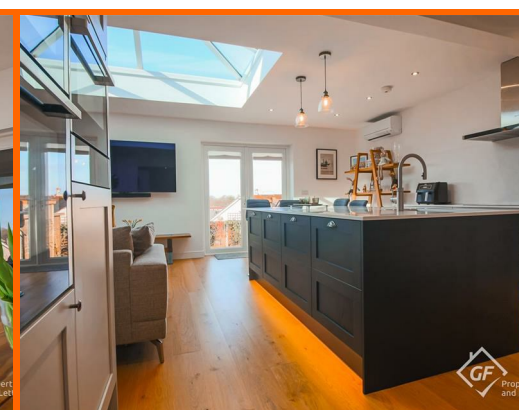
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£460,000

Get to know the property



This is quite simply a WOW property! If you are looking for something extra special then look no further! Spacious and light throughout and extended to the rear both on the ground floor and the first floor. This really does make the perfect family home. The property has been carefully designed by the current owners and encapsulates the modern way of living with an open plan kitchen/dining and living space all benefitting from wet system under floor heating to the rear over looking the garden with natural light flooding in through the windows/French doors and Sun Pod in the roof. The kitchen is fully fitted with high spec modern appliances including double oven and warming draw and Quooker tap, making this the perfect place to entertain. There is also a great separate living room perfect for adults to unwind after a busy day! The ground floor benefits from two good sized bedrooms, shower room and utility. To the first floor there is a real show stopper of a main bedroom with double French doors with Juliette balconies and en-suite facilities, family bathroom and further double bedroom. Externally the property has a double driveway and front garden and to the rear a very private garden stepped down from the main house benefitting from a Pergola and good sized garden shed. To book a viewing call 01524 401402.



Ground Floor

Entrance Hallway

6.10m x 1.73m (20' x 5'8)

UPVC double glazed entrance door, central heating radiator, meter cupboards, spotlights, oak wood flooring, stairs to the first floor and doors to two bedrooms, shower room, reception room, utility and open plan living kitchen.

Reception Room

4.34m x 3.45m (14'3 x 11'4)

UPVC double glazed window, central heating radiator, cast iron log burning stove, television point, oak wood flooring and double doors to the open plan living kitchen.

Open Plan Living Kitchen

8.23m x 5.99m (27' x 19'8)

UPVC double glazed windows, sky lantern, air conditioning system, range of panelled wall and base units with quartz surfaces, co-ordinating island and breakfast bar, USB sockets, inset stainless steel sink with Quooker instant boiling water tap, warming draw double oven and microwave in high rise units, Neff induction hob, extractor hood, integrated dishwasher and wine cooler, space for American fridge freezer, pantry units, spotlights, wood flooring with underfloor heating (wet system) and UPVC double glazed French doors to the rear.

Utility Room

2.77m x 1.35m (9'1 x 4'5)

Plumbing for washing machine and dryer.

Bedroom Two

3.56m x 2.95m (11'8 x 9'8)

UPVC double glazed window and central heating radiator.

Bedroom Three

3.66m x 3.45m (12' x 11'4)

UPVC double glazed window and central heating radiator.

Shower Room

2.77m x 1.91m (9'1 x 6'3)

UPVC double glazed frosted window, walk in direct feed shower unit, vanity top wash basin, WC and tiled elevations.

First Floor

Landing

1.52m x 0.99m (5' x 3'3)

Doors to two bedrooms and family bathroom.

Bedroom One

6.15m x 3.48m (20'2 x 11'5)

Two central heating radiators, USB sockets, spotlights, door to the en suite and two sets of UPVC double glazed French doors to the Juliet balconies.

En Suite

3.48m x 1.88m (11'5 x 6'2)

UPVC double glazed window, central heating towel rail, walk in direct feed shower unit, dual flush WC, vanity top wash basin, fitted storage, tiled elevations, spotlights, extractor fan and tiled flooring with underfloor heating.

Bedroom Four

3.76m x 3.12m (12'4 x 10'3)

Velux window and central heating radiator.

Bathroom

3.12m x 2.95m (10'3 x 9'8)

Velux window, central heating radiator, freestanding bath, vanity top wash basin, dual flush WC, eaves access, spotlights and tiled flooring with underfloor heating.

External

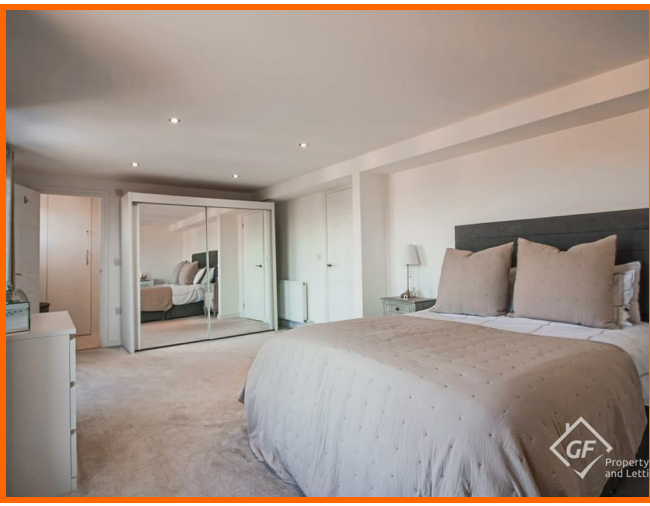
Front

Laid to lawn garden with planted beds and block paved driveway providing off road parking.

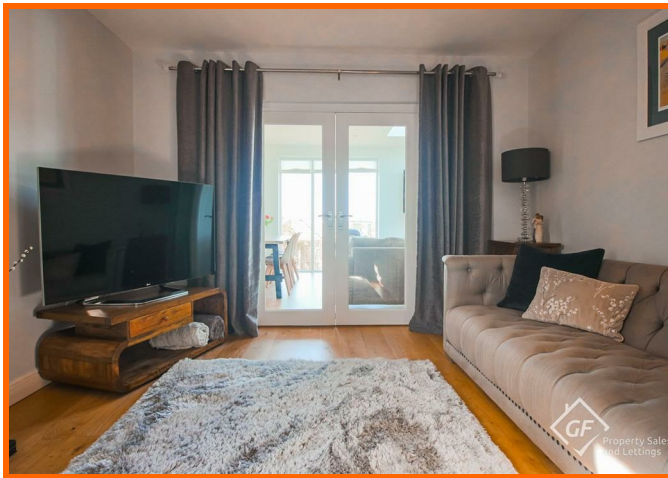
Rear

Paved patio area with pergola and steps down to a laid to lawn garden with planted borders and a shed.

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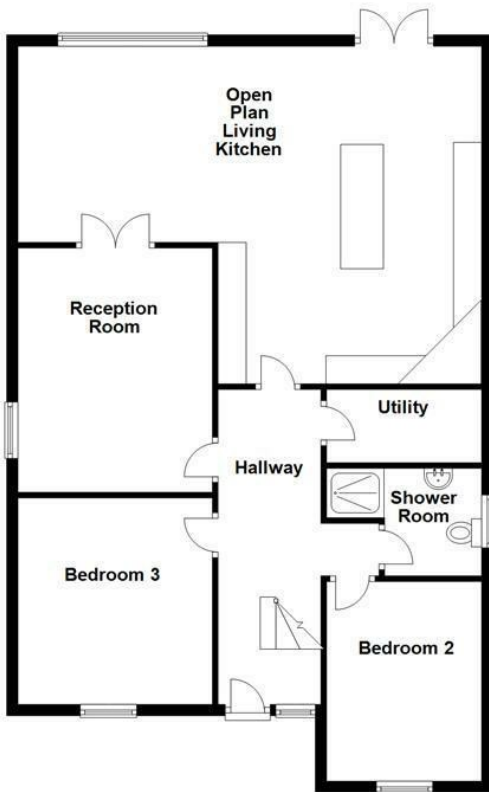
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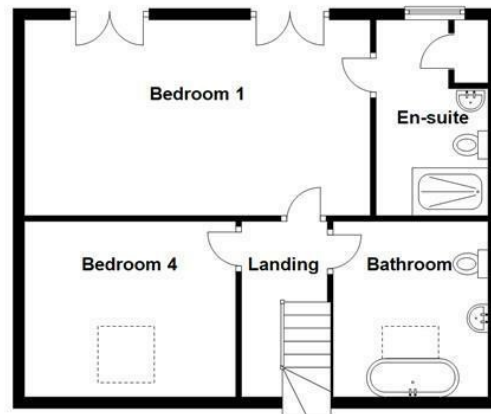
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Take a nosey round

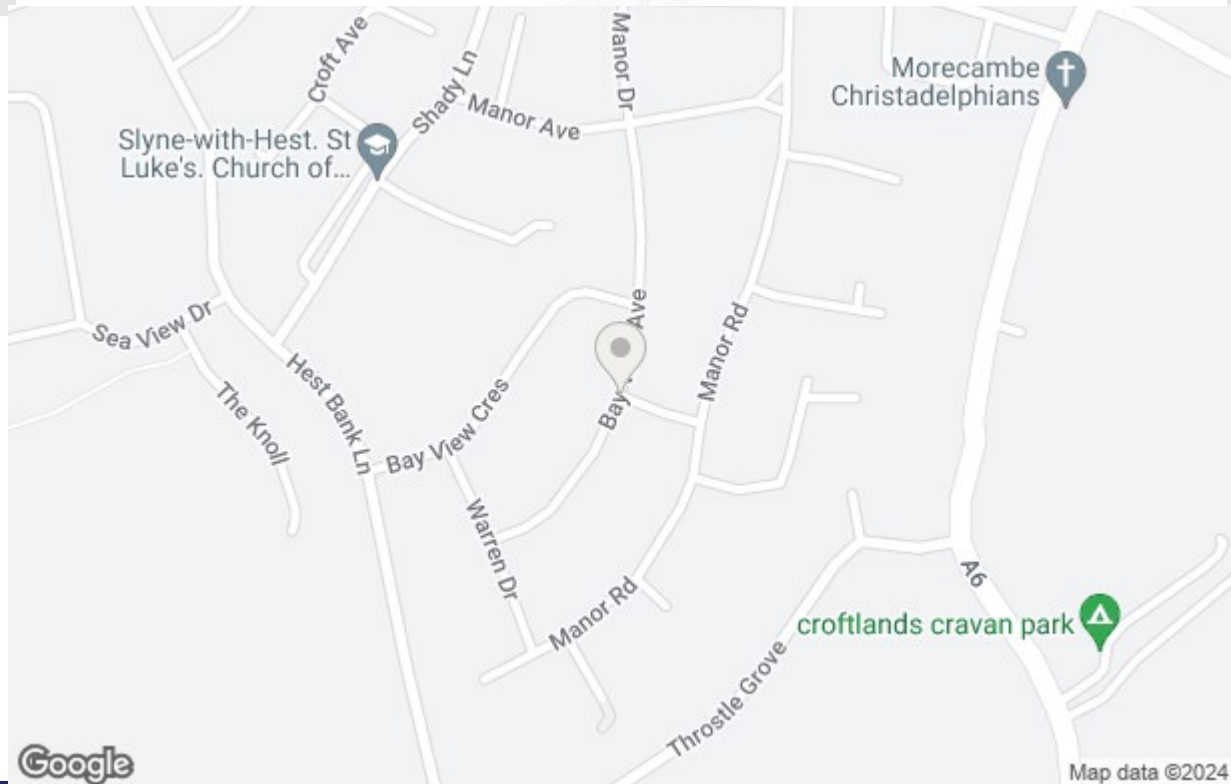
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	100	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(65-80) B	
(65-80) C	67	(55-68) C	
(55-64) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC