



Martin Avenue, Lytham St. Annes

Offers Over £170,000

Martin Avenue

Lytham St. Annes

This stunning 3 Bedroom End Of Terrace property is nestled in a sought-after cul-de-sac in a thriving residential area, conveniently located close to amenities. The ground floor boasts an Entrance Hall, a welcoming Lounge, and an impressive Open Plan Kitchen/Diner complete with a modern fitted kitchen featuring an island and integrated appliances. Upstairs, you will find a spacious landing leading to 3 Bedrooms, 2 of which are equipped with fitted wardrobes. The property benefits from uPVC double glazing and gas central heating. The fully boarded loft provides ample storage space, complemented by a 2-year-old boiler still under warranty until 2025, situated in the garage.

Outside, the property features a front driveway, which leads to the garage. To the rear is an attractive north-facing enclosed garden with laid-to-lawn areas and a flagged patio, ideal for outdoor entertaining. Perfect for those who appreciate a balance of indoor comfort and outdoor tranquillity, this property offers an exceptional living environment for discerning buyers seeking a modern yet inviting family home.

Council Tax band: B

Tenure: Leasehold

- Entrance Hall, Lounge, Open Plan Kitchen/Diner, Bathroom to the Ground Floor
- Modern Fitted Kitchen with Island, Integrated Fridge, Freezer, Dishwasher, Oven, Electric Hob.
- Landing, 3 Bedrooms to the First Floor, 2 with Fitted Wardrobes
- uPVC Double Glazing, Gas Central Heating
- Garage, Driveway, North Facing Enclosed Garden
- Cul-de-sac, sought after residential area, close to amenities.
- Leasehold, no ground rent or service charges



**Entrance Hallway**

2' 11" x 3' 3" (0.89m x 0.98m)

Lounge

12' 7" x 14' 3" (3.84m x 4.35m)

Kitchen/Diner

17' 9" x 14' 8" (5.40m x 4.46m)

Bathroom

7' 6" x 4' 5" (2.29m x 1.34m)

Landing

2' 10" x 3' 5" (0.86m x 1.05m)

Bedroom 1

9' 5" x 14' 5" (2.86m x 4.39m)

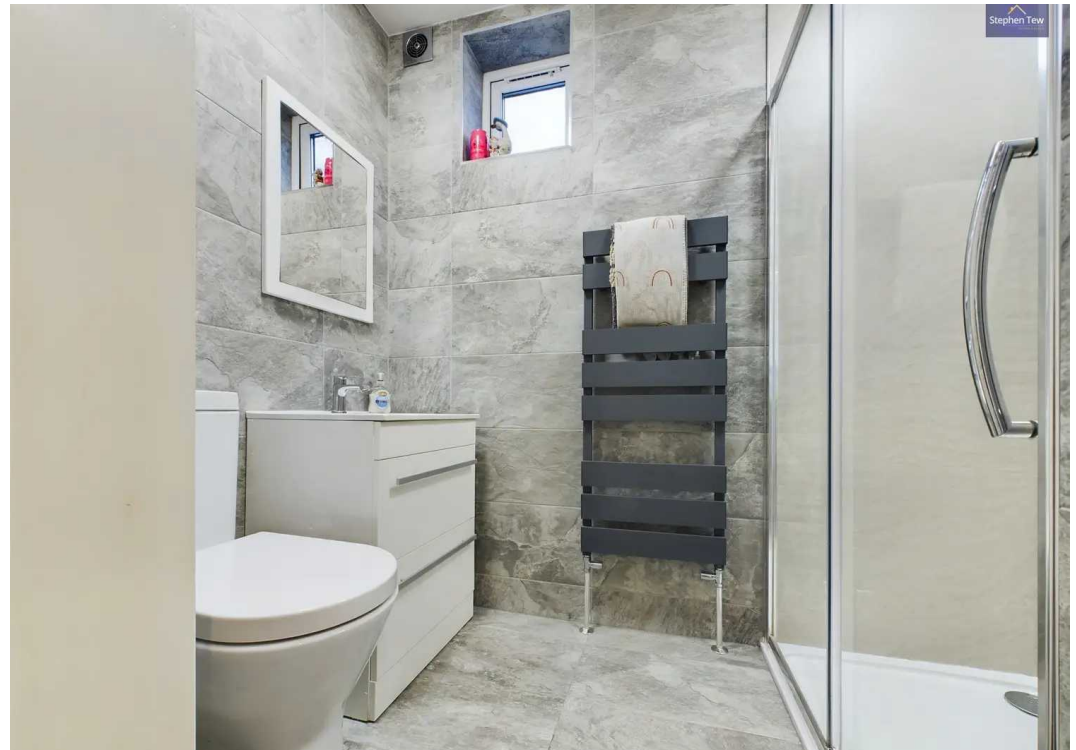
Bedroom 2

10' 11" x 8' 10" (3.34m x 2.70m)

Bedroom 3

7' 9" x 8' 3" (2.36m x 2.52m)









FRONT GARDEN

Laid to lawn, flagged pathway and driveway leading up to the garage.

REAR GARDEN

North facing enclosed garden to the rear with laid to lawn and flagged patio area. Access to the garage.

GARAGE

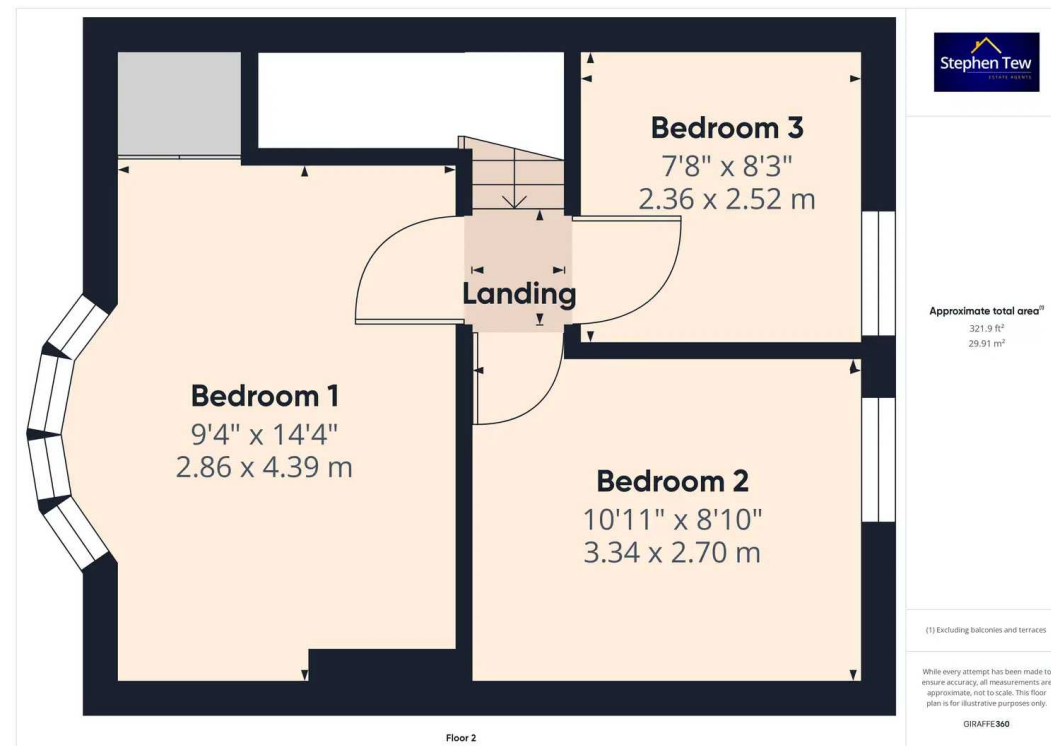
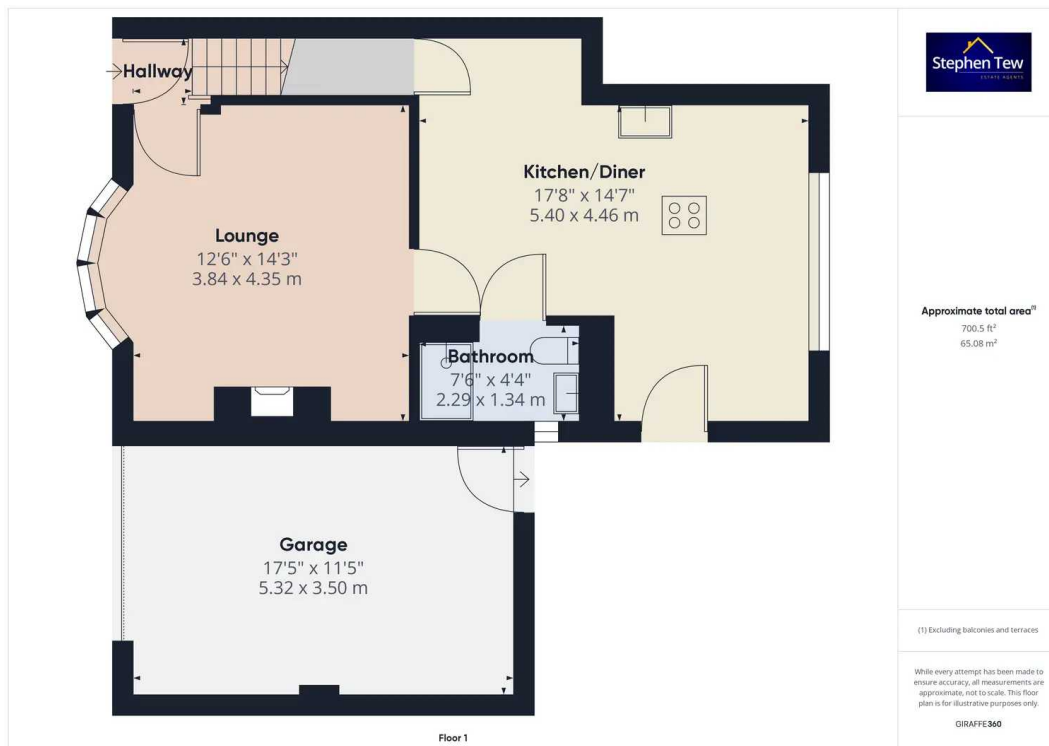
Single Garage

OFF STREET

1 Parking Space

Driveway to the front.







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