



## Riversleigh Avenue, Lytham

### Offers in excess of £640,000



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EPC rating: U

- Semi Detached Town House
- Currently Arranged as three Apartments

- Desirable Avenues Location
- Period Features
- Air Bnb Figures available on reuest



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## Description

Located Riversleigh Avenue, currently in three apartments over two floors on separate titles & with separate utilities.

Ground Floor Apartment: Comprises of a traditional lounge with original features, two bedrooms, a shower room, kitchen, dining room & WC.

First Floor Rear Apartment: A one bedroom apartment with open plan living/dining kitchen and views over the rear gardens. Extremely quiet aspect. A modern shower room. Fully renovated with new kitchen and currently being let as a holiday let with figures available on request.

First Floor Apartment to the front Aspect: A one bedroom apartment with open plan living/dining kitchen, views over the front gardens and Riversleigh Avenue. A fully renovated new kitchen and modern shower room. Currently being let as an Air BnB with figures available on request.

The outside areas comprise of, newly laid gravel driveway, a brick built utility/ garage & low maintenance garden that pass with the ground floor apartment.

## Apartment 1 Ground Floor Photographs





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### Situation

Located Riversleigh Avenue, Currently In three apartments over two floors on separate titles & with separate utilities.

### Ground Floor Apartment 1

Accessed via their own door into a private hallway with radiator, dado rail, and a handy under stairs storage.

### Bedroom 1

A good size double bedroom, carpeted with double glazed window overlooking the garden. Wall mounted radiator, decorative coving and plug sockets.

4.4m x 3.76m (14'5" x 12'4")

### Bedroom 2

A good size double bedroom Two double glazed sash windows, built in wardrobe, radiator and decorative coving.

2.85m x 3.74m (9'5" x 12'4")

### Dining Room

Obscure window to side with radiator, TV point, and double patio doors to rear garden.

4.03m x 2.73m (13'2" x 9'0")

### First Floor Apartment 2 (Front Aspect)

Accessed via a communal stair case via their own front door.

### Communal Entrance

Accessed through an original Edwardian front door from the front of the property via the driveway, the front door opens onto a hallway with tiled floor, internal original door into the communal hallway with two doors. One into the ground floor apartment and one to the upstairs apartments.

### Lounge

A good size lounge, carpeted with double glazed sash windows with views over the front garden, wall mounted radiator, coal effect gas fireplace, dado rail and coving to ceiling, plug and aerial sockets.

4.4m x 4.06m (14'5" x 13'4")

### Shower Room

A three piece suite with shower cubicle, w.c, hand basin and heated towel radiator. Obscure glass window to side.

2.81m x 1.42m (9'2" x 4'8")

### Kitchen

Modern fitted kitchen with fitted units, space & plumbing for appliances including dishwasher, fridge freezer, washing machine. Built in electric oven and gas hob. Double glazed window overlooking the side garden.

4.39m x 2.39m (14'5" x 7'10")

### W.C

A ground floor w.c with obscured glass double glazed window, tiled flooring, w.c, hand basin, mirror and radiator.

1.52m x 0.89m (5'0" x 2'11")

### Kitchen Living Room

Modern fitted kitchen with fitted units, integrated appliances including dishwasher, integrated fridge freezer, built in electric oven and hob. Wall mounted concealed boiler. Double glazed bay and single sash windows overlooking the front gardens.

4.39m x 6m (14'5" x 19'8")

### Bedroom

A good size double bedroom, carpeted with double glazed sash window overlooking the garden. Wall mounted radiator, ceiling light and plug sockets.

3m x 3.75m (9'10" x 12'4")

### Shower Room

Accessed off the hallway, with double sized glass electric shower, w.c, hand basin with illuminated mirror above, heated towel radiator.

1.28m x 3.03m (4'2" x 9'11")

### First Floor Apartment 3

A good size open plan lounge- kitchen, carpeted with double glazed windows onto the side and rear garden, wall mounted electric radiator, ceiling light plug and aerial sockets.

Modern fitted kitchen with fitted units, integrated appliances including dishwasher, space for fridge freezer, built in electric oven and electric hob.

### Bedroom

A good size double bedroom, carpeted with double glazed window overlooking the garden. Wall mounted electric radiator, ceiling light and plug sockets.

3m x 2.8m (9'10" x 9'2")

### Shower Room

Shower room, with glass shower cubicle and electric shower, w.c hand basin and heated towel radiator. Opaque sash

2.52m x 3.06m (8'4" x 10'0")

### Kitchen Living Room

Modern "Open Plan" fitted kitchen with floor floor and wall units, integrated appliances including fridge freezer, electric oven and hob. Dining area and living space. Double glazed window overlooking the rear garden.

4m x 5.3m (13'1" x 17'5")

### Garden Utility Room

Accessed form teh patio garden , a garden room, currently used as a utility to cater for the washing of bed linen in the holiday apartment on the first floor.

### Garage

A single garage with manual up and over door.

### Parking

Driveway parking

### EPC Bands

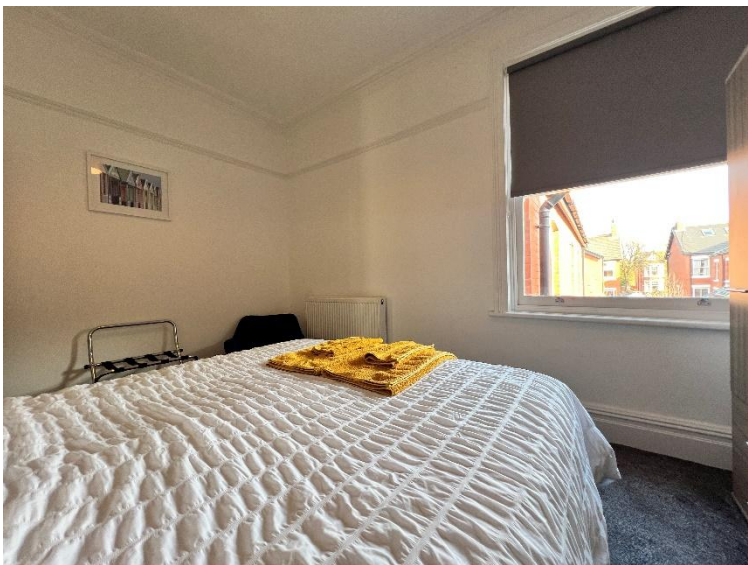
### Council Tax Bands

Ground Floor Apartment 1: Band B

First Floor Apartment 3: Band A



## Apartment 2



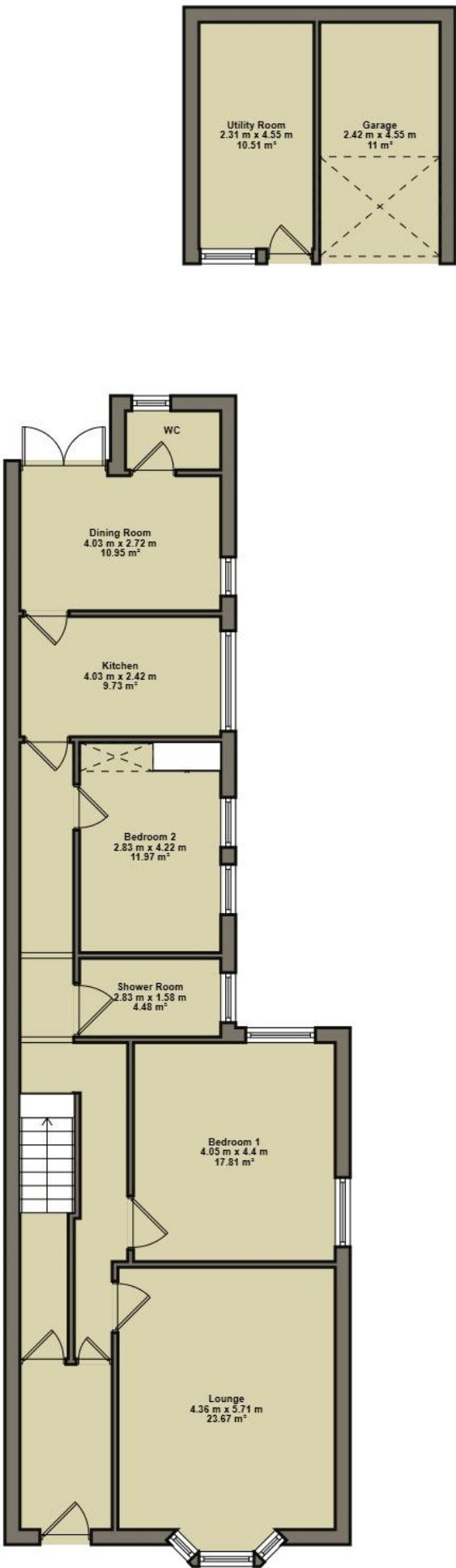


## Apartment 3

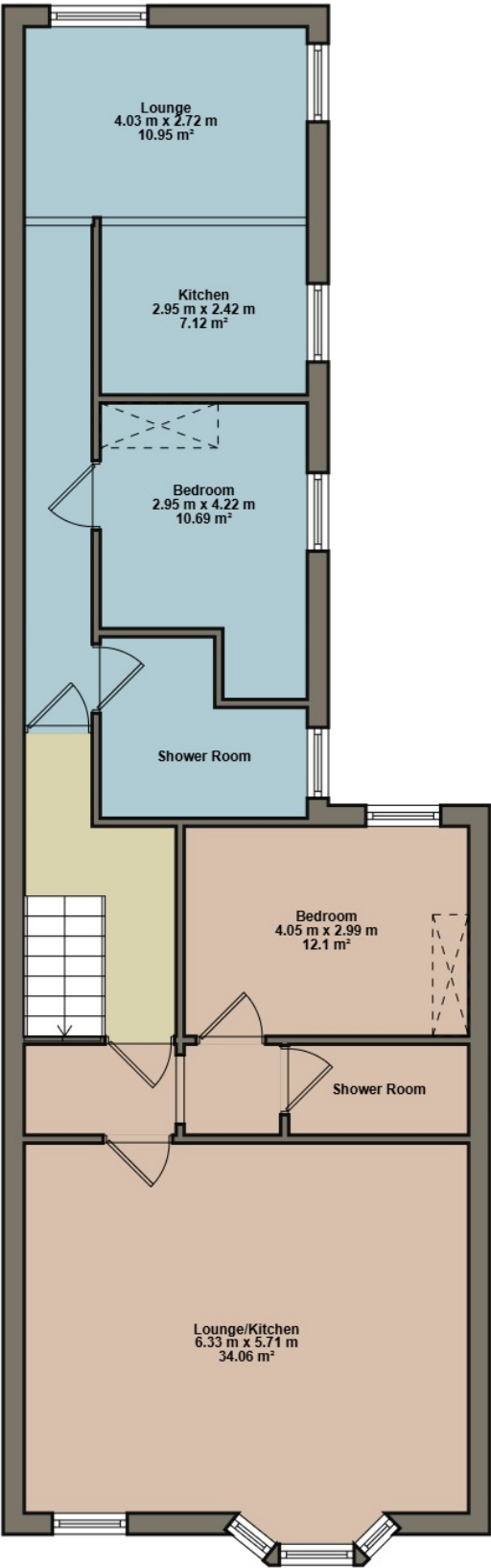


# Floorplan

Ground Floor

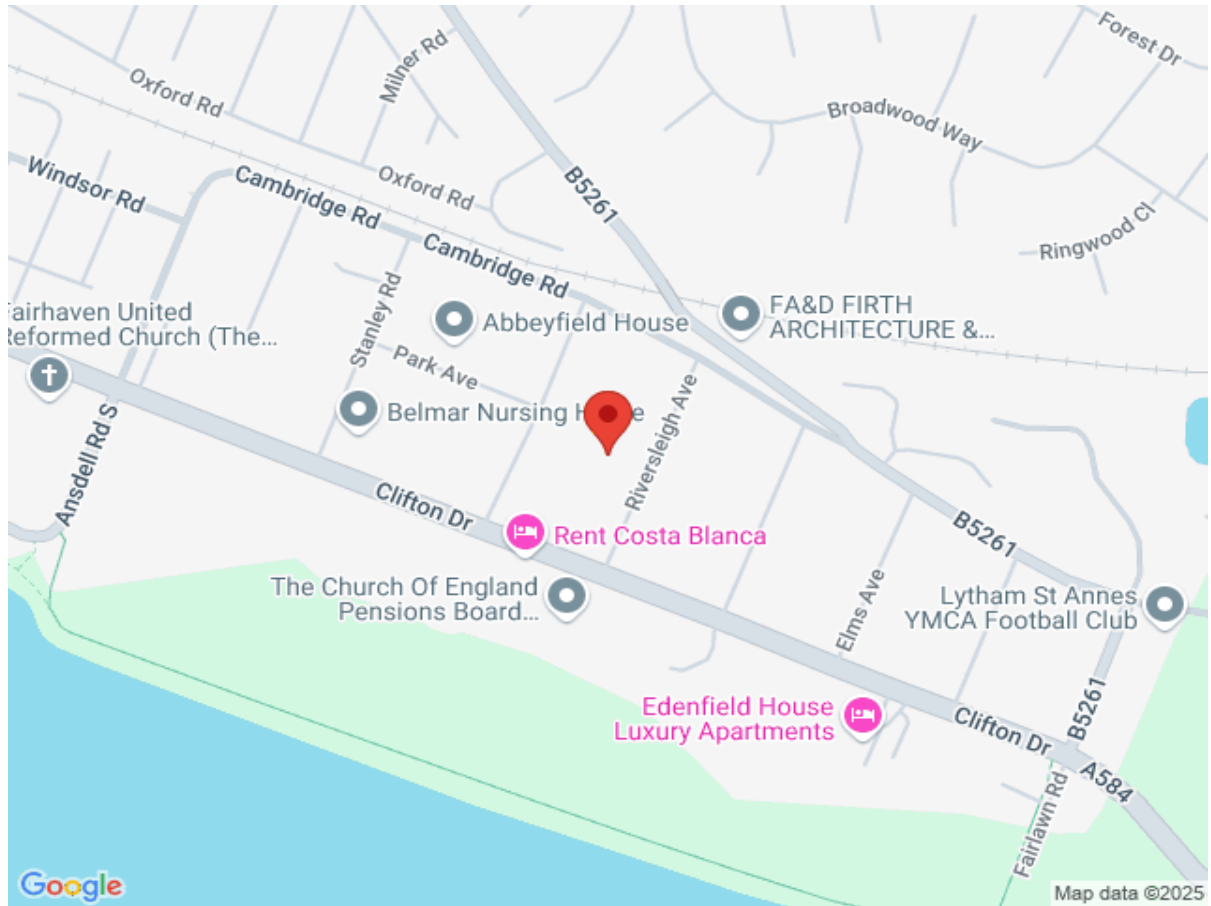


1st Floor





## Map



[www.jgl.co.uk](http://www.jgl.co.uk)