



FIRST FLOOR



GROUND FLOOR

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 ©2019



LIGHTBURNE AVENUE, LYTHAM ST. ANNES  
FY8 1JE

ASKING PRICE £290,000

- SUPERB PERIOD FAMILY HOME MODERNISED THROUGHOUT WITHIN METRES OF THE BEACH - CLOSE TO ST ANNES SQUARE, LOCAL SCHOOLS AND TRANSPORT LINKS
- THREE DOUBLE BEDROOMS (ORIGINALLY FOUR) - TWO RECEPTION ROOMS - KITCHEN - FOUR PIECE BATHROOM
- CONSERVATORY - DOWNSTAIRS WC - REAR GARDEN WITH SECLUDED SEATING AREA - TWO OFF ROAD PARKING SPACES

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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.



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### Entrance

Composite entrance door with double glazed inserts and double glazed window above leading into;

### Porch

Karndean style vinyl flooring, cupboard housing gas meter, coving, timber door with opaque leaded glass insert and window above leading into;

### Hallway

Karndean style vinyl flooring, double radiator, staircase leading to first floor landing, under stairs storage, cupboard housing consumer unit and electric meter, telephone point, picture rail and coving, doors leading to the following rooms;

### Reception Room One

16'01 in to bay x 12'0 into alcove 4'90 into bay x Large principal reception room with large UPVC double glazed walk in bay window to front allowing plentiful light, bricked fireplace with slate tiled hearth housing Morso Squirrel multi fuel stove, double radiator, television point, Karndean style vinyl flooring, original coving, ceiling rose.

### Reception Room Two

14'7 x 10'5  
Spacious second reception room with Karndean style vinyl flooring, double radiator, television point, picture rail, original coving, ceiling rose, UPVC double glazed French doors leading out onto rear courtyard patio area.

### Kitchen

17'2 x 12'6  
Two sets of UPVC double glazed windows to side, comprehensive range of contemporary wooden shelving and base units with solid oak butchers block work surfaces, Belfast double sink, Rangemaster cooker with overhead extractor, integrated dishwasher, space for low level fridge and freezer, Karndean style vinyl flooring, part tiled walls, open to;



### Utility Room

7'7 x 6'7  
Karndean style vinyl flooring, double radiator, space for fridge freezer, wall mounted combination boiler, composite stable door leading out to the patio area, door into;

### WC

7'7 x 3'1  
Karndean style vinyl flooring, white WC, plumbed for washing machine, built in shelving.

### Conservatory/Dining Room

10'4 x 10'4  
Brick built conservatory / dining room with UPVC double glazed windows to side and rear, Karndean style vinyl flooring, double radiator for all year round use, solid roof with two sets of sky lights, UPVC double glazed French doors leading out to rear garden.

### First Floor Landing

Aforementioned staircase leading to split level first floor landing, opaque leaded decorative stained glass sky light, doors leading to all first floor rooms;

### Bedroom Two

16'9 x 10'4  
Originally 2 bedrooms, could easily be converted back with a stud wall if needed. UPVC double glazed windows to side and rear allowing plentiful light, two sets of double radiators, television point.

### Bathroom

8'10 x 7'2  
Two sets of UPVC double glazed windows to side, four piece contemporary white suite comprising of; freestanding roll top bath with shower attachment, large shower cubicle with overhead mains powered shower, pedestal wash hand basin, WC, wood effect laminate flooring, cast iron radiator with heated towel rail.



### Bedroom One

14'0 (to fitted wardrobes x 12'11 4'27 to fitted w Two sets of UPVC double glazed windows to front allowing plentiful light, wood effect laminate flooring, range of fitted wardrobes providing an excellent storage space, double radiator, television point, coving and ceiling rose.

### Bedroom Three

12'10 x 10'5  
UPVC double glazed window to rear, double radiator, television point, loft hatch with pull down ladder leading to;

### Loft

Good sized loft which has been boarded and has power and light.

### Other Details

Tenure - Leasehold - Ground rent is £3.00 per annum

Tax Band - C (£1,943.60 per annum)

The property has undergone significant modernisation all within the last 6 years including; A new roof and loft insulation, new windows, new exterior doors, new combination boiler, new kitchen and bathroom, very recently new flooring throughout and full redecoration throughout.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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