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**SANDHURST AVENUE, LYTHAM ST. ANNES  
FY8 2DB**

**ASKING PRICE £385,000**

- IMMACULATELY PRESENTED 5 BEDROOM SEMI DETACHED FAMILY HOME IN A QUIET SOUGHT AFTER LOCATION - CLOSE TO ST ANNES SQUARE, THE SEA FRONT & TRANSPORT LINKS
- EXTENDED, OPEN PLAN MODERN KITCHEN/LIVING SPACE- UTILITY ROOM
- 5 BEDROOMS, MAIN BEDROOM WITH EN-SUITE - FAMILY BATHROOM- WC - OPEN PLAN LOUNGE/DINING SPACE
- SUNNY SOUTH FACING REAR GARDEN - EPC RATING D



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.

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





#### Entrance

UPVC double glazed composite door with opaque glass inserts leads into:

#### Hallway

Opaque internal window, staircase leading to first floor, contemporary radiator, laminate flooring, telephone point, under stairs storage, doors lead to the following rooms:

#### Open Plan Lounge/Dining Room

23'8 x 16'6

Two UPVC double glazed bay windows to the front allowing plentiful light, two further UPVC opaque double glazed windows to the side, coal effect living flame gas fire with marble surround, telephone and television points, contemporary radiator, under window radiator, laminate flooring.

#### Extended Open Plan Kitchen/Living Area

21'9 x 6'4

UPVC double glazed patio door plus double glazed single door both lead out to the garden, UPVC double glazed window to the rear, modern fitted kitchen with a comprehensive range of wall and base units, composite resin worksurfaces and splash backs, under unit lighting, integrated appliances include: induction hob with overhead illuminated extractor fan, 'Hotpoint' electric oven and grill, wine fridge, dishwasher, composite one and a half bowl sink, space for American style fridge/freezer, log burner, contemporary radiator, laminate flooring, recessed spot lights, door leads into:

#### Downstairs WC

UPVC double glazed opaque window to the side, two piece white suite comprising of: WC, vanity wash hand basin with cupboards, laminate flooring, wall mounted heated towel rail.



#### Utility Room

UPVC double glazed door with opaque insert leads into: purpose built utility room, plenty of storage cupboards, plumbed for washing machine, space for a tumble dryer, 'Baxi' combination boiler, double wooden doors lead out to the driveway at the front.

#### Staircase leading to the first floor

Aforementioned staircase, UPVC opaque double glazed window, under stairs storage, doors lead to the following rooms:

#### Bedroom One

12'10 x 11'8

UPVC double glazed bay window to the front, free standing wardrobes, radiator, door lead into:

#### En-Suite

8'1 x 5'4

UPVC opaque double glazed window to the side, three piece white suite comprising of: WC, pedestal wash hand basin, shower cubicle with mains plumbed shower, tiled to splash backs, tiled flooring, radiator.

#### Bedroom Two

11'7 x 10'5

Large UPVC double glazed window to the rear, radiator.

#### Bedroom Three

13'1 x 10'3

Large UPVC double glazed window to the front built in wardrobes, radiator.

#### Separate WC

UPVC double glazed opaque window to the rear, WC, tiled to splash backs, tiled flooring.

#### Family Bathroom

9'11 x 7'9

Large UPVC double glazed opaque window to the rear,



three piece white suite comprising of: pedestal wash hand basin, bath, shower cubicle with mains plumbed shower, tiled to splash backs, radiator, storage cupboard, laminate flooring.

#### Staircase leading to the second floor

Under stairs storage cupboard, doors lead to the following rooms:

#### Bedroom Four

11'9 x 11'2

UPVC double glazed window to the rear, built in mirrored walk in wardrobe, radiator.

#### Bedroom Five

10'6 x 8'11

UPVC double glazed window to the rear, radiator.

#### Outside

The private stunning split level rear south facing garden has a large Indian stone paved patio a perfect space for entertaining, laid to lawn with well established shrub and planting borders, small artificial lawn area, log store, there is also a summerhouse.

To the front there is a driveway with space for two/three cars, grey slate shingle and well established shrub and planting borders.

#### Other Details

Tenure - Leasehold

EPC Rating - D

Council tax band - D (£2,186.85 per annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	