



WALTER AVENUE, LYTHAM ST. ANNES
FY8 3DR

ASKING PRICE £158,000

- WELL PRESENTED TERRACED FAMILY HOME IN QUIET RESIDENTIAL AREA
 - CLOSE TO LOCAL SHOPS, BUS ROUTES, MILLER AND CARTER RESTAURANT AND MOTORWAY ACCESS
- THREE BEDROOMS - BRIGHT AND AIRY LOUNGE - SECOND RECEPTION ROOM/DINING ROOM - MODERN FITTED KITCHEN - DOWNSTAIRS SHOWER ROOM/UTILITY AREA - THREE PIECE BATHROOM
 - OFF ROAD PARKING FOR SEVERAL CARS - GENEROUSLY SIZED SOUTH WESTERLY FACING REAR GARDEN - EPC RATING: TBC

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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
Entrance gained via UPVC door with double glazed inserts leading into;

Entrance Porch
UPVC double glazed windows to the front and side, wood effect laminate flooring, door leading into;

Entrance Hallway
Radiator, telephone point, under stair storage cupboard, wood effect laminate flooring, stairs leading up to the first floor landing, door lead into the following rooms;

Reception Room One
14'8 x 11'5
Large UPVC double glazed window to the front, large radiator, wooden fireplace housing living flame gas fire with granite backdrop and hearth, television point, coving.

Reception Room Two/Dining Room
21'4 x 9'6
UPVC door with double glazed inserts leading out to the rear garden, UPVC double glazed window to the rear, radiator, storage cupboard, `Worcester` combi boiler, grey wood effect laminate flooring.

Kitchen
9'9 x 7'2
Good range of wall and base units, laminate work surfaces, stainless steel sink and drainer, space for cooker, plumbed for a dishwasher, wood effect laminate flooring, UPVC double glazed window to the side.

Downstairs Shower Room/Utility
7'1 x 5'
Three piece white suite comprising: overhead mains powered shower within cubicle, vanity wash hand basin and WC, plumbed for washing machine, uPVC marble effect panelling, tiled floor.



First Floor Landing
Loft hatch, storage cupboard, doors to the following rooms;

Bedroom One
13'10 x 11'5
UPVC double glazed window to the front, radiator, built in wardrobe, coving.

Bedroom Two
16'6 x 8'
UPVC double glazed window to the rear, radiator, built in wardrobes, coving.

Bedroom Three
9'2 x 7'11
UPVC double glazed window to the front, radiator, large inbuilt cupboard providing plentiful storage space.

Bathroom
6'4 x 5'6
Three piece white suite comprising of: bath with telephone style shower attachment, WC and pedestal wash hand basin, radiator, part tiled walls, vinyl flooring, UPVC double glazed opaque window to the rear,

Outside
To the front is a tarmacked driveway with parking for multiple vehicles. The spacious rear garden is laid to lawn bordered by tall hedges and established trees, part paved area perfect for garden furniture, large shed accessed via UPVC door.

Other Details
Tenure: Freehold
Council Tax Band: A (£1,608.84 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC