



SANDHURST AVENUE, LYTHAM ST. ANNES
FY8 2DB

ASKING PRICE £240,000

- EXTENDED SEMI DETACHED HOUSE IN HIGHLY SOUGHT AFTER RESIDENTIAL AREA - POTENTIAL TO RENOVATE INTO A BEAUTIFUL FAMILY HOME - OFFERED WITH NO CHAIN
 - CONVENIENTLY CLOSE TO LOCAL SCHOOLS AND SHOPS, BUS ROUTES, ST ANNES TOWN CENTRE AND ST ANNES SEA FRONT
- THREE BEDROOMS - TWO RECEPTION ROOMS - EXTENSION/DINING ROOM - SPACIOUS KITCHEN - BATHROOM WITH SEPARATE WC
 - SOUTH EASTERLY FACING REAR GARDEN - GARAGE - EPC RATING: TBC



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 opaque inserts which leads into:

Entrance Vestibule
Door leading into:

Entrance Hallway
UPVC double glazed opaque window to the side, telephone point, large radiator, large cupboard housing the fuse box and electric meter which also has a light, wall mounted coat hooks, a UPVC double glazed opaque window to the front and provides plentiful storage space, coving, stairs leading to the first floor landing, doors leading to the following rooms:

Reception Room One
13'3 x 12'11
Large UPVC double glazed walk in bay window to the front, large double radiator, wooden fireplace housing living flame gas fire, television point, two alcoves with shelving, set of wall lights.

Reception Room Two
12'11 x 12'5
Single glazed opaque window to the rear, tiled fireplace, large double radiator, television point, wall lights, coving. The second reception room opens up to:

Extension/Dining Room
12'7 x 10'10
Large double radiator, skylight, set UPVC double glazed sliding doors which open up to the rear garden, rooflight, set of single glazed opaque windows to the side, coving, door leading into:

Kitchen
17'1 x 7'6
Range of wall and base units, laminate work surfaces, stainless steel sink and drainer, tiled to splash backs,



space for hob, oven and extractor hood, space for washing machine, space for fridge freezer, two inbuilt cupboards, large cupboard with UPVC double glazed opaque window to the side which also providing storage space, wall mounted electric heater, vinyl flooring, UPVC double glazed windows to the side and rear, UPVC door with opaque inserts leads out to the driveway.

First Floor Landing
UPVC double glazed window to the side, large fitted cupboard providing storage space, loft hatch, doors lead into the following rooms:

Separate WC
5'5 x 2'2
UPVC double glazed opaque window to the side, WC, tiled walls.

Bathroom
5'6 x 4'9
Accessed via wooden sliding door the bathroom includes: two piece suite comprising of bath with overhead mains powered showered and pedestal wash hand basin, large fitted cupboards which houses a 'Baxi' combi boiler and provides plentiful storage space, tiled walls, UPVC double glazed opaque window to the rear.

Bedroom Two
12'11 x 12'6
Large UPVC doubled glazed window to the rear, large radiator, television point.

Bedroom One
13'3 x 11'8
Large UPVC double glazed window to the front, large radiator, two fitted wardrobes.



Bedroom Three
8'8 x 7'1
UPVC double glazed window to the front, radiator, fitted wardrobe.

Outside
The front garden is block paved bordered by shrubs, bushes and an established tree. To the side is a block paved driveway leading to a single brick built garage and inbuilt cupboard which houses the gas meter and provides storage space. The rear garden is paved bordered by shrubs and bushes, external water point and gate to the side.

Garage
16'8 x 10'4
Accessed via set of wooden doors the garage includes: single glazed opaque windows to the side and rear, wooden door leading out to the rear garden, power, light and fuse box.

Other Details
Tenure: Freehold
Council Tax Band: D (£2,413.27 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