



1ST 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 ©2015



LIGHTBURNE AVENUE, LYTHAM ST. ANNES
FY8 1JE

OFFERS IN EXCESS OF
£365,000

- IMMACULATELY PRESENTED AND SPACIOUS SEMI DETACHED PERIOD FAMILY HOME WITHIN A STONES THROW AWAY FROM THE BEACH - NO CHAIN INVOLVED
- CONVENIENTLY LOCATED FOR ST ANNES SEA FRONT, ST ANNES TOWN CENTRE, LOCAL SHOPS AND TRANSPORT LINKS
- FOUR BEDROOMS - MODERN OPEN PLAN DINING/LIVING KITCHEN - TWO RECEPTION ROOMS - FOUR PIECE CONTEMPORARY FAMILY BATHROOM - UTILITY ROOM/WC
- OFF ROAD PARKING SPACE - PRIVATE SOUTH EASTERLY FACING REAR GARDEN - 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.



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





Entrance

Timber door with opaque window above leads into;

Porch

Original mosaic tiled flooring, skirting boards, dado rail and original coving, timber door with opaque glass insert leads into;

Hallway

Radiator, skirting boards and original coving, staircase with under stairs storage cupboard housing consumer unit and meters leads to first floor landing, doors lead to all ground floor rooms;

Reception Room One

16'1 (into bay) x 12'4

Large UPVC double glazed sash style walk in bay window to front allowing plentiful light, electric wood burner in exposed brick surround, radiator, television point, two sets of built in storage cupboards with shelving above, solid wood flooring, skirting boards, picture rail and original coving.

Reception Room Two

15'8" x 9'10" (into alcove)

UPVC double glazed window to rear, radiator, television point, skirting boards and coving.

Open Plan Dining/Living Kitchen

32'8 x 10'4

Generously sized open plan dining kitchen with three sets of UPVC double glazed windows to side and further UPVC double glazed window to rear all allowing plentiful light, comprehensive range of contemporary wall and base units with butchers block oak work surfaces and under unit lighting, tiled to splash backs, butlers style sink with mixer tap, integrated appliances include: 'Range Master ' range cooker with overhead illuminated extractor, fridge, freezer, dishwasher, radiator and further wall mounted vertical double radiator, tiled flooring, recessed halogen spotlights,



television point, space for dining set, elevated area with space for seating, UPVC door with opaque double glazed insert leads to rear garden, solid timber door leads to;

Utility Room/WC

6'5 x 5'6

Velux window, range of contemporary wall and base units with wood effect laminate work surface with mixer tap, plumbed for washing machine, space for tumble dryer, stainless steel sink and drainer, cupboard housing wall mounted combination boiler, tiled flooring, radiator, WC, extractor fan, recessed halogen spotlights.

First Floor Landing

Aforementioned staircase leads to first floor split level landing, loft hatch, sky light, skirting boards and original coving, doors lead to all first floor rooms.

Bedroom One

14' x 13'4

Two sets of UPVC double glazed sash style windows to front allowing plentiful light, range of fitted mirror fronted sliding door wardrobes providing plentiful storage, radiator, skirting boards and original coving.

Bedroom Two

13'11 x 10'2

UPVC double glazed window to rear, radiator, telephone point.

Bedroom Three

12' x 7'4

UPVC double glazed window to side, radiator, skirting boards and coving.

Bathroom

11'7 x 7'2

UPVC double glazed opaque window to side, four piece white suite comprising; bath with shower attachment,



large shower cubicle with overhead mains powered drench shower, vanity wash hand basin, WC, half tiled walls, chrome wall mounted towel heater, extractor fan, shaver point, recessed halogen spotlights, skirting boards and coving.

Bedroom Four

10'6 x 8'4

UPVC double glazed window to rear, radiator, television point, skirting boards and coving, loft hatch.

Outside

Paved driveway to the front providing off road parking for two cars with plant and shrub borders. Private paved rear garden with plant and shrub borders, pebbled area, shed and outside water tap. There is also an EV charger installed.

Other Details

Tenure - Leasehold

Ground rent charge: £2.25 per quarter

Years left on the lease: 827

Tax Band - C (£2,018.00 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			63
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	