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## 27 Finsbury Avenue, Lytham St. Annes

- Semi Detached Chalet Bungalow
- Entrance Hall & Two Reception Rooms
- Dining-Kitchen & Conservatory
- Ground Floor Double Bedroom/Third Reception Room
- Ground Floor Wet Room/WC
- Two 1st Floor Bedrooms & 1st Floor En Suite Shower Room/WC
- Gardens Front & Rear
- Large Tandem Double Garage & Off Road Parking
- No Onward Chain
- Freehold, Council Tax D, EPC Rating D

**£349,950**

VIEWING: Strictly by appointment through 'John Ardern & Company'



[www.johnardern.com](http://www.johnardern.com)





## 27 Finsbury Avenue, Lytham St. Annes

### GROUND FLOOR

#### ENTRANCE HALL

11'4 x 7'6



uPVC outer door with upper leaded obscure double glazed panel. Single panel radiator. Staircase leads off. Under stair cloaks/meter store cupboard.

#### LOUNGE

18'7 into bay x 11'9



Spacious principle reception room with uPVC double glazed bay window overlooking the front garden. The focal point of the room is a raised marble fireplace with inset coal effect gas fire and matching marble plinth. Double panel radiator. Corniced ceiling.

#### DINING ROOM/BEDROOM

14'7 x 10'9



At present furnished as a dining room but was originally intended as a ground floor bedroom if required. Double glazed window overlooks the front garden. Double panel radiator.

#### DINING-KITCHEN

13'9 x 12'4



Spacious breakfast-kitchen with a range of wall mounted cupboards and drawers with turned laminate working surfaces. Inset one & a half bowl single drainer sink unit. Plumbing facilities for automatic washing machine. Slide in Belling freestanding cooker with four ring gas hob and electric oven & grill below. Part ceramic tiled walls. Double glazed window overlooks the side elevation and internal double glazed window looks through the conservatory with views of the rear garden. Double panel radiator. Original fixture wall cupboards.



### **CONSERVATORY**

**14' x 7'9**



With double glazed windows and centre French door overlook and giving access to the rear garden. Panel radiator. Wall lights.

### **BEDROOM ONE**

**13'8 x 11'9**



Good sized double bedroom with double glazed window overlooks the rear garden. Double panel radiator. Range of fitted wardrobes with sliding doors. Second door for easy access leads to the inner hall.

### **WET ROOM SHOWER/WC**

**7'6 x 6'2**



With ceramic wall tiles. Three piece suite comprises: Plumbed shower. Modern white vanity wash hand basin with drawer units beneath. The suite is completed by a low level WC. Double panel radiator. Obscure double glazed outer window.

### **SEPARATE WC**

**7'6 x 2'5**

With part tiled walls and two piece suite comprises: fixture wash hand basin with off set chrome mixer tap and low level WC.



# 27 Finsbury Avenue, Lytham St. Annes



## FIRST FLOOR

Approached from the previously described staircase leading to an upper central landing with an access door leading to the spacious roof void which is floored and also has the Glowworm Combi gas central heating boiler. Leading from the landing a door gives access into a further store with its own internal door giving further access into the rear roof void.

## BEDROOM SUITE TWO

10'9 x 9' plus entrance reveal



Double bedroom with dormer tilt & turn double glazed window overlooking the front garden. Single panel radiator.

## EN SUITE SHOWER ROOM/WC

7'6 x 4'9



With part tiled walls. Step in wide shower compartment with a plumbed shower and fixed glazed screen. Vanity wash hand basin with chrome mixer tap and cupboard beneath. Wall mirror and shaving point above. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceiling halogen downlights and extractor fan.

## BEDROOM THREE

11'9 x 11'8 plus wardrobes



Good sized double bedroom with matching dormer tilt & turn double glazed opening window overlooking the front garden. Single panel radiator. Range of fitted wardrobes with centre mirror fronted sliding door. Vanity wash hand basin with cupboards beneath.

## OUTSIDE



To the front of the bungalow there is a delightful garden laid for ease of maintenance with raised flower beds supporting shrubs and plants and centre paved paving stones. Red asphalt driveway with centre stone chipping gives excellent off road parking and leads down the side of the property to the BRICK GARAGE. To the immediate rear there is a spacious garden again laid for ease of maintenance with stone paving and centre slate chipped area with water feature and having well stocked shrub and flower borders with mature conifers. Garden tap.



### **BRICK DOUBLE GARAGE**

**38' x 9'**

Large 'Tandem' double garage with electrically operated up & over door and rear personal door. Three double glazed windows giving natural light. Power and light supplies connected.

### **CENTRAL HEATING (COMBI)**

The property enjoys the benefit of gas fired central heating from a Glowworm combi boiler (installed March 2018) in the roof void serving panel radiators and giving instantaneous domestic hot water.

### **DOUBLE GLAZING**

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

### **AIR FILTRATION SYSTEM**

A whole house PIV (Positive Input Ventilation) system was installed in 2023, to provide a constant flow of fresh, filtered air through the property.

### **N.B**

New underground waste pipes were installed in 2023 across the whole property.

### **LOCATION**

This spacious semi detached dormer bungalow is situated in a popular area of Ansdell on Finsbury Avenue which is a continuation of Kingsway, running parallel with Clifton Drive and being within a short walk to the centre of 'Ansdell Village' with its comprehensive shopping facilities, station, post office, schools and churches. Other local points of interest within a short distance from the property include FAIRHAVEN LAKE, THE BEACH AND FORESHORE and ROYAL LYTHAM & ST ANNES GOLF COURSE. There is also a public right of way across the course giving easy access Ansdell primary and senior schools. Viewing recommended.

### **INTERNET CONNECTION/MOBILE PHONE SIGNAL**

Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

### **TENURE FREEHOLD/COUNCIL TAX**

The site of the property is held Freehold (solicitor to confirm). Council Tax Band D.

### **INTERNET & EMAIL ADDRESS**

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

### **VIEWING THE PROPERTY**

Strictly by appointment through 'John Arden & Company'.

### **Consumer Protection from Unfair Trading Regulation**

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared August 2024

## 27 Finsbury Avenue, Lytham St. Annes



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