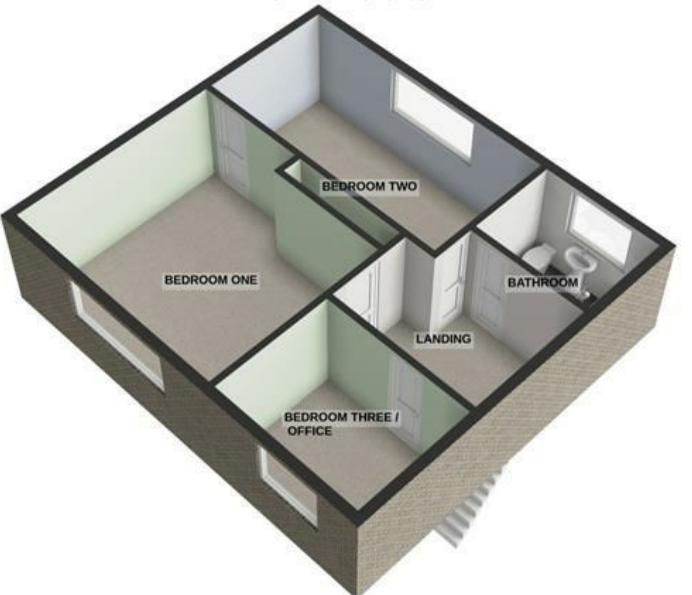


GROUND FLOOR
53.8 sq.m. (579 sq.ft.) approx.



FIRST FLOOR
49.0 sq.m. (528 sq.ft.) approx.



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.
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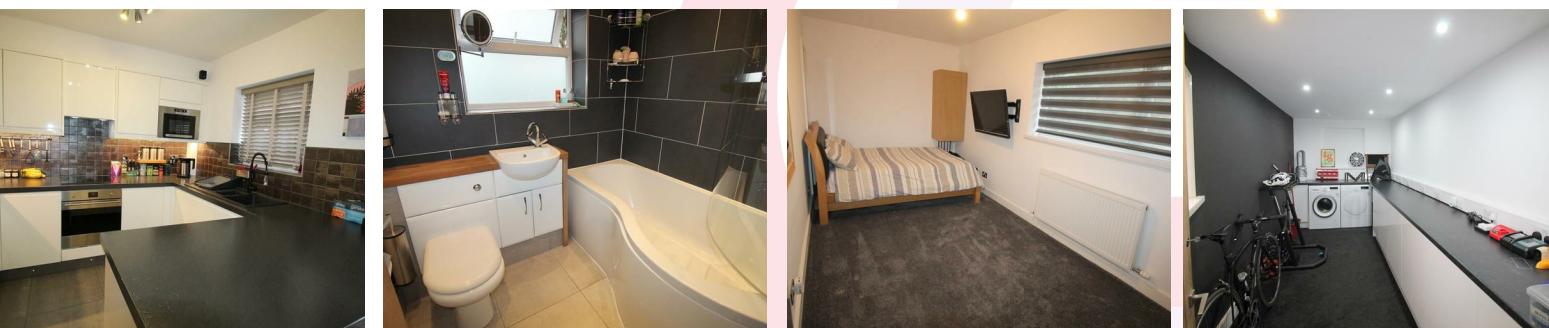
St. Annes 01253 711511



WALTER AVENUE, LYTHAM ST. ANNES
FY8 3DR

ASKING PRICE £205,000

- IMMACULATE 3 BEDROOM MID TERRACE HOUSE IN POPULAR LOCATION
- LOUNGE - SPACIOUS LIVING/DINING KITCHEN - LARGE UTILITY ROOM / WORKSHOP
- BATHROOM - FABULOUS AND PRIVATE REAR GARDEN
- PLENTIFUL OFF ROAD PARKING



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

Contemporary solid wood entrance door with opaque glass window to side leads into;

Entrance Hallway

Stairs leading to first floor, under stairs cupboard housing meters, solid oak flooring, doors lead to the following rooms;

Lounge

14'5" x 11'1"

Large UPVC double glazed window to front with fitted blind, radiator, television point, speaker system, solid oak flooring, recessed spotlights.

Living/Dining Kitchen

20'10 x 9'7

UPVC double glazed window and French doors to rear, recessed spotlights, television point, solid oak flooring, wall mounted radiator, range of high gloss wall and base units with laminate work surfaces and under unit lighting, breakfast bar, tiled to splash backs, integrated appliances include; oven and grill, 4 ring induction hob with overhead illuminated extractor fan, microwave, one and a half bowl sink and drainer, dishwasher, space for fridge/freezer.

Utility Room

16'2 x 7'4

Great sized room with UPVC double glazed opaque window to side, range of high gloss base units with laminate work surfaces, plumbed for washing machine, space for tumble dryer, recessed spotlights, plentiful power points.

First Floor Landing

Loft hatch, doors lead to the following rooms;

Bathroom

6'4 x 5'4

UPVC double glazed opaque window to rear, three

piece white suite comprising of; bath with overhead shower, combination vanity wash hand basin and WC, wall mounted heated towel rail, recessed spotlights, extractor fan, tiled floor and walls.

Bedroom One

13'9 x 13'

UPVC double glazed window with fitted blind to front, radiator, television point, recessed spotlights.

Bedroom Two

16'5 x 8'1

UPVC double glazed window with fitted blind to rear, radiator, alcove with hanging space and shelving, radiator, cupboard housing boiler.

Bedroom Three/Office

9'2 x 8'

UPVC double glazed window with fitted blind to front, radiator, laminate work surface.

Outside

The large and sunny rear garden is private and laid to lawn with composite decking perfect for table and chairs. There is a secure side gate and new fencing plus a undercover barbecue area, hot tub and downlighting.

The front of the property is laid to tarmac providing plentiful off road parking.

Other Details

Tenure: Freehold

Council Tax Band: A (£1,608.84 per annum)

Energy Rating - to be confirmed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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