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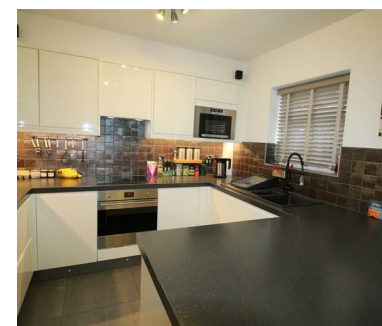
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## WALTER AVENUE, LYTHAM ST. ANNES FY8 3DR

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





**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**  
14'511'1  
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 barbeque 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

