



CONISTON AVENUE, LYTHAM ST. ANNES
FY8 3DQ

OFFERS OVER £170,000

- REFURBISHED AND WELL PRESENTED MID TERRACED FAMILY HOME IN QUIET RESIDENTIAL LOCATION - OFFERED WITH NO CHAIN
- CLOSE TO LOCAL SHOPS, BUS ROUTES AND MOTORWAY ACCESS - ALSO A SHORT DRIVE AWAY FROM ST ANNES TOWN CENTRE AND THE BEACH
- THREE BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - CONTEMPORARY SHOWER ROOM - MODERN FITTED KITCHEN
- SUNNY AND SPACIOUS REAR GARDEN - OUTBUILDING - OFF ROAD PARKING SPACE - EPC RATING: D



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 composite door leading into:

Entrance Hallway

UPVC double glazed opaque window the front, radiator, wood effect porcelain tiled floor, under stairs storage cupboard which also houses 'Baxi' combi boiler, fuse box and meters, fitted cupboard providing further storage space, stairs leading to the first floor landing and doors to the following rooms:

Lounge

17'1 x 14'4

Large UPVC double glazed window to the front and bi-folding door with electric roller blind to the rear allowing plentiful natural light, two radiators, telephone and full fibre broadband points, wooden fireplace with tiled backdrop and hearth housing gas fire, grey wood effect laminate flooring.

Kitchen

10'7 x 7'8

Good range of wall and base units with integrated wine cooler, wood effect laminate work surfaces, stainless steel sink bowl and drainer, integrated 'Beko' induction hob and electric oven, space for a fridge freezer, spotlights, double radiator, part tiled walls, wood effect porcelain tiled floor, UPVC double glazed window to the rear, UPVC door with double glazed opaque inserts leading out to the rear garden.

First Floor Landing

UPVC double glazed window to the front, doors lead to the following rooms:

Bedroom Three

9'8 x 6'9

UPVC double glazed window to the front, radiator, grey wood effect laminate flooring.



Bedroom Two

11'1 x 9'6

UPVC double glazed window to the rear, radiator, fitted wardrobe with matching set of drawers, loft hatch with pull down ladder providing access to an insulated and boarded loft space with a light, grey wood effect laminate flooring.

Bedroom One

13'2 x 10'8

UPVC double glazed window to the rear, radiator.

Shower Room

9'11 x 5'9

Stylish three piece white suite comprising of: waterfall style shower with further shower attachment in large walk in cubicle, vanity wash hand basin and WC, wall mounted heated towel rail, cupboard providing storage, part tiled walls, decorative tiled flooring, UPVC double glazed opaque window to the front.

Outbuilding

10'4 x 6'9

Accessed via UPVC door the outbuilding has plentiful room for storage, plumbed for a washing machine, window to the side and light.

Outside

The front garden is laid with white stone chippings bordered by shrubs and bushes, concrete driveway provides a parking space for one vehicle and ginnel leading to a wooden gate providing access into the rear garden.

The rear garden is mainly paved providing an abundance of space for entertaining guests or relaxation, there is also a section of the garden which is laid with white stone chippings bordered by shrubs, bushes and an established tree, a wooden gate providing access to the playing fields behind the



property, external water point and double external power point..

Other Details

Tenure: Freehold

Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	