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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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DURHAM AVENUE, LYTHAM ST. ANNES FY8 2BD

GUIDE PRICE £165,000

- *IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE BEING SOLD VIA 'SECURE SALE'*TWO SELF CONTAINED FLATS OFFERING EXCELLENT FLEXIBILITY CONVENIENTLY CLOSE TO ST ANNES HEALTH CENTRE, TRANSPORT LINKS & ST ANNES TOWN CENTRE
- 3 BEDROOMS - 2 RECEPTION ROOMS - 2 KITCHENS - 2 BATHROOMS - DINING ROOM





Entrance
Entrance gained via composite door leading into;

Entrance Vestibule
Skirting boards, decorative coving, cupboard housing fuse box and meters, door leading into;

Entrance Hallway
Coving, stairs leading up to the first floor landing, door leading into;

Ground Floor - Lounge
15'8 x 13'1
Large UPVC double glazed walk in bay window to the front, wall mounted electric storage heater, tiled fireplace housing living flame gas fire, television and telephone points, set of wall lights, skirting boards, decorative coving.

Ground Floor - Bedroom
14'3 x 11'5
Large UPVC double glazed window to the rear, wall mounted electric storage heater, skirting boards, coving.

Ground Floor - Inner Hallway
L shaped hallway with fuse boxes, skirting boards and doors to the following rooms;

Ground Floor - Dining Room
11'9 x 11'4
Large UPVC double glazed window to the side, exposed brick fireplace housing living flame gas fire, television and telephone points, skirting boards, coving.

Storage Cupboard
5'3 x 2'3
Plentiful storage space.

Ground Floor - Kitchen
9' x 5'11
Good range of wall and base units, wood effect laminate work surfaces, stainless steel sink and drainer, wall mounted 'Main' boiler, extractor vent, part tiled walls, tiled effect vinyl flooring, UPVC double glazed window to the rear, UPVC door with double glazed opaque inserts leading out to the rear garden.

Ground Floor - Bathroom
9' x 5'
Four piece beige suite comprising of; overhead mains powered shower in cubicle, bath, WC and pedestal wash hand basin, part tiled walls, wood effect laminate flooring, wall mounted electric storage heater, extractor vent, UPVC double glazed opaque window to the rear.

First Floor - Landing
Spacious split level landing, loft hatch with pull down ladder providing access to large loft space, sky light, wall mounted storage heater, large cupboard housing hot water cylinder which also provides plentiful storage space, fuse boxes, doors leading to the following rooms;

First Floor - Lounge
13' x 11'10
Large UPVC double glazed window to the front, wall mounted storage heater, television point, wood effect laminate flooring, wooden fireplace housing living flame gas fire, skirting boards, coving.



First Floor - Kitchen
9'9 x 6'5
Plumbed for a washing machine, wall mounted 'Glow Worm ' boiler, tiled to splash backs, small radiator, skirting boards, large UPVC double glazed windows to the front.

First Floor - Bedroom One
14'4 x 11'5
Large double glazed window to the rear, wall mounted storage heater, telephone point, skirting boards, coving.

First Floor - Bathroom
8'2 x 6'4
Four piece green suite comprising of; overhead mains powered shower in cubicle, bath, WC and pedestal wash hand basin, wall mounted heater, extractor vent, tiled walls, vinyl flooring, large UPVC double glazed opaque window to the side.

First Floor - Bedroom Two
12'9 x 11'5
Large UPVC double glazed window to the rear, wall mounted storage heater, skirting boards, coving.

Garage
16'8 x 16'2
Up and over door, power, light, two external water taps, plumbed for a washing machine, UPVC double glazed opaque window to the front. There is also part of the garage which has been sectioned off to create storage space.

Outside
The front garden is paved bordered by shrubs and bushes with paved pathway. The rear garden is paved for ease of maintenance with door leading to aforementioned garage.

Other Details
Tenure: Leasehold
Ground Rent: £10.00 per annum
Number of years: 873
Council Tax Band: A (£1,608.84 per annum - each flat)
EPC Ratings: Ground Floor Flat - (Current: 40, Potential: 72), First Floor Flat - D (Current: 61, Potential: 66)

Auctioneers Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.



The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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