

## Sandhurst Avenue Lytham St. Annes, Lancashire,

- OUTSTANDING FOUR BEDROOM SEMI DETACHED HOUSE
- FANTASTIC EXTENDED FAMILY LIVING DINING KITCHEN
- BEAUTIFUL FOUR PIECE FAMILY BATHROOM INCLUDING WALK IN SHOWER
- LANDSCAPED REAR GARDEN TO A HIGH STANDARD AND SOUTH WEST FACING
  - IDEAL FAMILY HOME
- IMPROVED THROUGHOUT TO A VERY HIGH STANDARD
  - SPACIOUS OPEN PLAN LOUNGE / DINER
  - LOFT CONVERSION CREATING LARGE 4TH BEDROOM
  - NEW ROOF, WINDOWS & BOILER
  - VIEWING HIGHLY RECOMMENDED !!!!

Contact Annette & Team Tempo **NOW**

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**info@tempoestates.co.uk**  
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# Sandhurst Avenue, Lytham St. Annes FY8 2DB

Nestled within a sought after area of, Lytham St. Annes, this delightful semi-detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home in a tranquil setting. Upon entering, you are greeted by a welcoming hallway leading onto a spacious lounge diner, providing ample space for relaxation and entertaining guests. The property boasts an extension to the rear, creating a fantastic family living dining kitchen with French doors, overlooking the fabulous, South West facing landscaped rear garden. Each bedroom is generously sized including a loft conversion creating a large fourth bedroom. There is a separate utility room with WC, a further separate WC to the first floor and a fabulous re-fitted family bathroom. A driveway provides ample off road parking and the gardens are beautifully landscaped with several paved outdoor living / entertaining areas. Lytham St. Annes is renowned for its picturesque surroundings, with beautiful parks, local shops, and excellent schools nearby. This location not only offers a peaceful retreat but also easy access to the vibrant amenities of the town. VIEWING HIGHLY RECOMMENDED!!!!



Council Tax Band: D

Tenure: Freehold



### Entrance Hall

A welcoming hallway to the side, features patterned tiled flooring underfoot and a striking chandelier overhead, combining classic charm with a practical layout that leads to the main living areas and the turned staircase to the upper floors.

### Lounge / Diner

19' x 23'9"

The lounge and dining room form a generous, interconnected space filled with natural light from the large bay windows. Traditional wooden floorboards add warmth, complemented by tasteful lighting and a feature fireplace that anchors the room with a wood burning stove fire for those cozy evenings. The dining area offers ample space for a sizeable table and creates an inviting atmosphere for family meals or entertaining guests.

### Open Plan Living Dining Kitchen

22'12" x 17'1"

This open-plan living, dining, and kitchen area is a modern, bright space with stylish, continuous tiled flooring throughout. The kitchen itself is fitted with sleek cabinetry with downlighting, a central island with seating, and integrated appliances including an electric double oven and gas hob, integrated larder fridge freezer and auto dishwasher, Quartz worksurfaces with matching upturns and drainer grooves complete this fabulous kitchen. Skylights above provide additional daylight, while French doors at the rear open out to the garden, creating a seamless flow between inside and out. There is also a separate utility room and a convenient guest WC off this room.

### Utility Room / WC

The utility room is fitted with cabinetry matching the kitchen, with a sink and space for a washing machine. A window provides natural light and there is a WC adjacent, both finished with practical tiled flooring and fitted furnishings.

### Bedroom 1

16'11" x 11'8"

Bedroom 1 is a spacious double room boasting wooden flooring and a large front window that fills the room with natural light, creating a peaceful and airy retreat.

### Bedroom 2

13'1" x 11'6"

Bedroom 2 is another comfortable double room, featuring wooden floors and a front bay window that brings in plenty of light, enhancing the sense of space and warmth.

### Bedroom 3

13'1" x 10'6"

Bedroom 3 offers a bright and airy space with wooden flooring and a large rear window, ideal as a guest room or additional bedroom.

### Family Bathroom

8'8" x 8'10"

The family bathroom is a charming space that combines vintage style with modern convenience. It features a freestanding clawfoot bathtub, a walk-in open rain shower with patterned tiles, a contemporary vanity unit, and a WC. The walls are partly tiled with a decorative mix of tiles, creating a warm and inviting atmosphere. There is a heated towel rail with antique London radiator.

### Study / Play Room

7'10" x 9'10"

The first floor also offers a study or playroom, a bright and versatile room set beside the landing and adjacent WC, suitable for work, hobbies, or children's activities. A turned staircase leads to the loft conversion.

### Separate WC

A second WC is conveniently located on the first floor, finished simply with tiled flooring and a window for natural light.

### Bedroom 4

19'8" x 20'8"

Bedroom 4 is a large, carpeted room located on the second floor, featuring a vaulted ceiling with skylights and eaves storage on both sides, providing ample space and storage options. The room offers a cosy and private retreat with interesting architectural features and plenty of natural light.

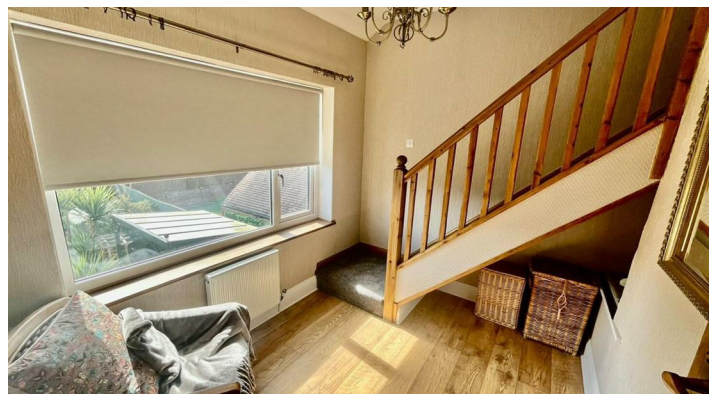
### Rear Garden

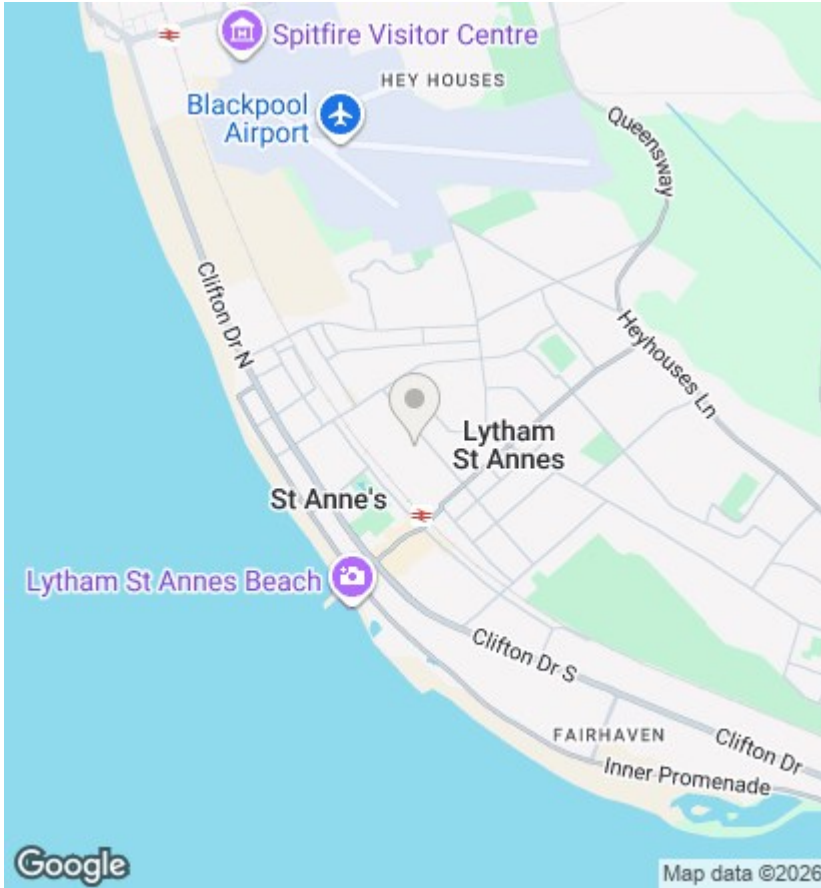
The rear garden is South West facing and captures the sun for most of the day, is beautifully landscaped and thoughtfully designed for outdoor enjoyment. It features a patio area with seating, a pergola providing a sheltered space to relax, and well-maintained planting and shrubbery. A neat lawn area and stepping stones lead through the garden, creating an inviting and private outdoor space for entertaining or quiet afternoons.

### Front Exterior

The front exterior presents a traditional semi-detached house with a neat frontage featuring a low wall and well-kept planting. There is a driveway providing off-road parking.







## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

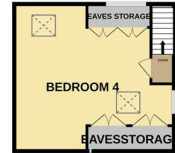
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hozonix i2000.

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