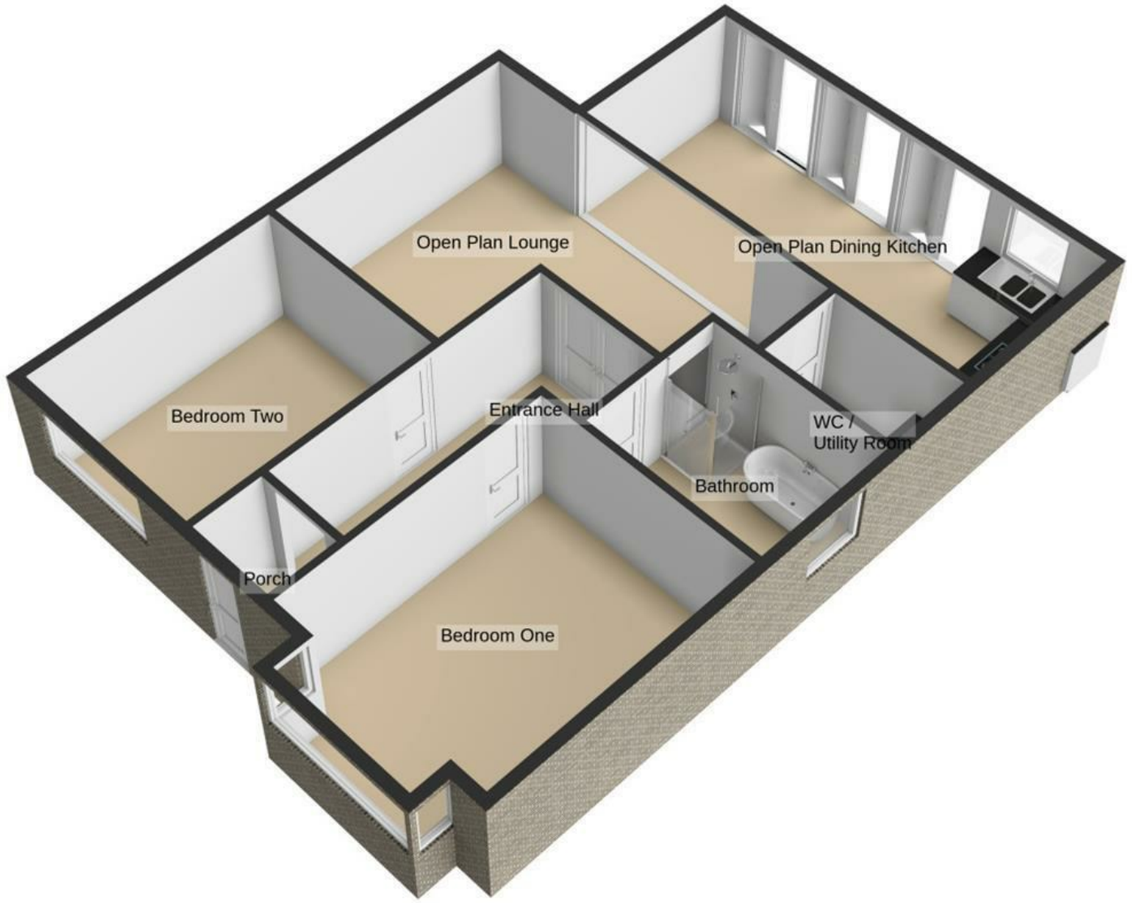
Ground Floor
1015 sq.ft. (94.3 sq.m.) approx.



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.
Made with Metropix © 2026

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.

The Propert Ombudsman

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com

COUNTY
Estate Agents
St. Annes 01253 711511

POULTON AVENUE, LYTHAM ST. ANNES FY8 3JR

OFFERS IN THE REGION OF £325,000

- **OFFERED WITH NO CHAIN IS THIS GORGEOUS TWO BEDROOM SEMI DETACHED TRUE BUNGALOW - NEWLY RENOVATED TO AN EXTREMELY HIGH STANDARD
- SITUATED IN A LOVELY RESIDENTIAL AREA - CONVENIENTLY LOCATED FOR TRANSPORT LINKS, LOCAL SCHOOLS AND BOTH LYTHAM AND ST ANNES TOWN CENTRES
- BRIGHT AND SPACIOUS LOUNGE OPEN TO MODERN DINING KITCHEN - UTILITY ROOM - CONTEMPORARY BATHROOM
- GOOD SIZE SOUTH WESTERLY FACING REAR GARDEN - DRIVEWAY AND GARAGE**

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Entrance
Composite UPVC double glazed door with opaque glass insert leads into:

Entrance Porch
Cupboard housing electric meter, gas meter and consumer unit, open to:

Entrance Hall
Double radiator, loft hatch, doors lead to the following rooms:

Bedroom One
15'11 x 11'04
UPVC double glazed bay window to the front, double radiator, television point, USB plug sockets.

Bedroom Two
13'11 x 10'00
UPVC double glazed window to the front, double radiator, television point, USB plug sockets.

Bathroom
9'08 x 7'00
UPVC double glazed window to the side, contemporary four piece white suite comprising of: WC, vanity wash handbasin with cupboards underneath, corner shower cubicle with mains plumbed waterfall shower and further shower attachment with inset shelf, bath with illuminated inset shelf above, wall mounted heated towel rail, wall mounted cupboard, recessed spotlights, extractor fan, tiled flooring, tiled splash back wall.

Open Plan Lounge
18'03 x 13'10
Bright and airy lounge to the rear which is open to the dining kitchen, two modern vertical radiators, television point, recessed spotlights, door leads into:

WC/Utility Room
7'06 x 4'06
Two piece white suite comprising of: WC, vanity wash handbasin with cupboard underneath, plumbed for washing machine, space for tumble dryer, 'Baxi' boiler, extractor fan, vinyl flooring, recessed spotlights.

Open Plan Dining Kitchen
22'00 x 8'02
UPVC double glazed bifold doors leading into the rear garden, UPVC double glazed window to the rear, modern fitted kitchen with a good range of wall and base units, laminate work surfaces, integrated appliances include: 'Lamona' five ring gas hob with overhead extractor fan and stainless steel splash back, 'Logic' dishwasher, fridge and freezer, 'Lamona' electric oven with grill, 'Lamona' microwave, composite one and a half bowl sink with drainer, double radiator, LVT flooring, television point, USB plug sockets, recessed spotlights.

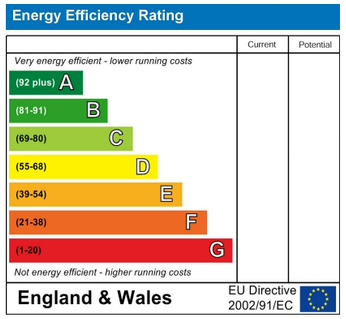
Garage
Brick built garage with up and over door, UPVC double glazed window to the side, power and light. There is also a separate storage space at the end of the garage.

Outside
To the front, the property benefits from a paved driveway providing off-road parking for up to two vehicles, extending along the side of the house to offer convenient access to the rear garden. The attractive front garden is predominantly laid to lawn and complemented by well-stocked flower beds, mature planted borders, and outside lighting, creating an inviting first impression.

The private, south-westerly facing rear garden enjoys a high degree of seclusion and is a wonderful space to relax and entertain. Beautifully established, it features a lawn, mature shrubs, planted borders, ferns, and a variety of trees, including a productive apple tree. There is also excellent potential to extend the existing paved area to create a larger patio, subject to individual requirements. Practical additions include a timber storage shed, an outside water tap, and external lighting.

Other Details
Tenure: Freehold
Council Tax Band: B
Energy Rating: TBC

The property benefits from the following:

* New bathroom, kitchen and utility room
* New plumbing and drainage
* Full re-wire
* New boiler and heating system
* All new windows and doors
* New roof, including fiber glass flat roof on the extension
* New flooring throughout

The property has suffered from historical subsidence in the past. Recent structural report is available on request.