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**CHATHAM AVENUE, LYTHAM ST. ANNES** £340,000  
**FY8 2RT**

- \*\*\*\*REDUCED FOR QUICK SALE\*\*\* - EXTENDED & SPACIOUS SEMI DETACHED FAMILY HOME IN QUIET RESIDENTIAL LOCATION
- IMMACULATELY PRESENTED THROUGHOUT & IDEALLY LOCATED FOR SCHOOLS, SHOPS, MOTORWAY & TRANSPORT LINKS & THE TOWN CENTRE
- LOUNGE - SNUG/PLAYROOM - 4 BEDROOMS, FAMILY BATHROOM, EN-SUITE & DOWNSTAIRS WC
- LARGE OPEN PLAN KITCHEN / ORANGERY / DINING AREA, GOOD SIZE PRIVATE REAR GARDEN & OFF ROAD PARKING FOR 2 CARS

 4
  2
  1
  2
  0
 



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

UPVC double glazed entrance doors lead into;

### Porch

Tiled flooring, original door providing access into:

### Hallway

Single glazed leaded glass window to the front, two radiators, wood effect laminate flooring, skirting boards, door leading to under stair storage space, carpeted stairs leading up to the first floor landing.

Doors to the following rooms;

### Lounge

14'9 at widest point x 11'7

Large UPVC double glazed bay window to front allowing plentiful light, wood burner with wooden mantle and tiled hearth, radiator, television point, carpets, skirting boards.

### Kitchen

17'4 x 16'11

Contemporary wooden work surfaces, comprehensive range of wall and base units, 5 burner 'Range Master' cooker, large extractor fan, one and a half bowl stainless steel sink and drainer, two radiators, American fridge freezer, contemporary breakfast bar complete with plug sockets and storage space, wood effect laminate flooring throughout.

The kitchen flows nicely into the orangery;

### Orangery

16'11 x 12'6

UPVC double glazed windows, UPVC double glazed doors providing access into the garden, radiator, wood effect laminate flooring, TV point, plentiful space for dining table and chairs and also a corner sofa.

### Snug / Playroom

18'1 x 6'4

UPVC double glazed patio doors to the rear, radiator, skirting boards, wood effect laminate flooring.



### Separate WC

3'1 x 2'7

Two piece white suite comprising of WC and wash hand basin, tiled to splashbacks, extractor fan, wooden flooring.

### Utility room

7'6 x 6'5

UPVC door with opaque glass insert and window to side providing access to the front, 'Vaillant' combi boiler, plumbed for washing machine and dryer, extractor fan, wood effect laminate flooring.

### First Floor Landing

Carpeted throughout, original built in cupboard, doors to the following rooms;

### Bedroom One

14'8 at widest point x 11'5

UPVC double glazed bay window to front, radiator, skirting boards, carpets, door leading into;

### En-suite

13'6 x 6'5

UPVC double glazed opaque window to the front, three piece white suite comprising of; mains powered shower cubicle, WC and pedestal wash basin, tiled to splashbacks, wall mounted heated towel rail, extractor fan, recessed spotlights, laminate flooring, skirting boards.

### Bedroom Two

11'8 x 9'10

UPVC double glazed window to the rear, radiator, original built in wardrobes, skirting boards, carpets.

### Family Bathroom

9'2 x 5'4

Three piece white suite comprising of: WC, wash hand basin and bath with overhead mains powered shower, fully tiled walls, lino flooring, radiator, electric shaver point, extractor fan.

### Bedroom Four

7'5 x 7'01

UPVC double glazed window to the rear, radiator, skirting boards, carpets, door providing access into;



### Bedroom Three

11'4 x 7'2

UPVC double glazed window to the rear, radiator, loft hatch, skirting boards, carpets.

### Outside

To the front there is off road parking available for two cars and an outside water tap.

Large private rear garden which has mostly been laid to lawn with established tree and shrub borders. There is a large decking area which wraps around the orangery providing the perfect space for table and chairs. There is a garden shed and plastic storage cupboard for garden furniture. There is also a gazebo enclosed hot tub set in a prime position for the evening sun which is included with the property.

### Other details

Council tax band - C ( £1,852.00 )

Tenure: Leasehold - Original Term of lease 999 years  
EPC rating D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC