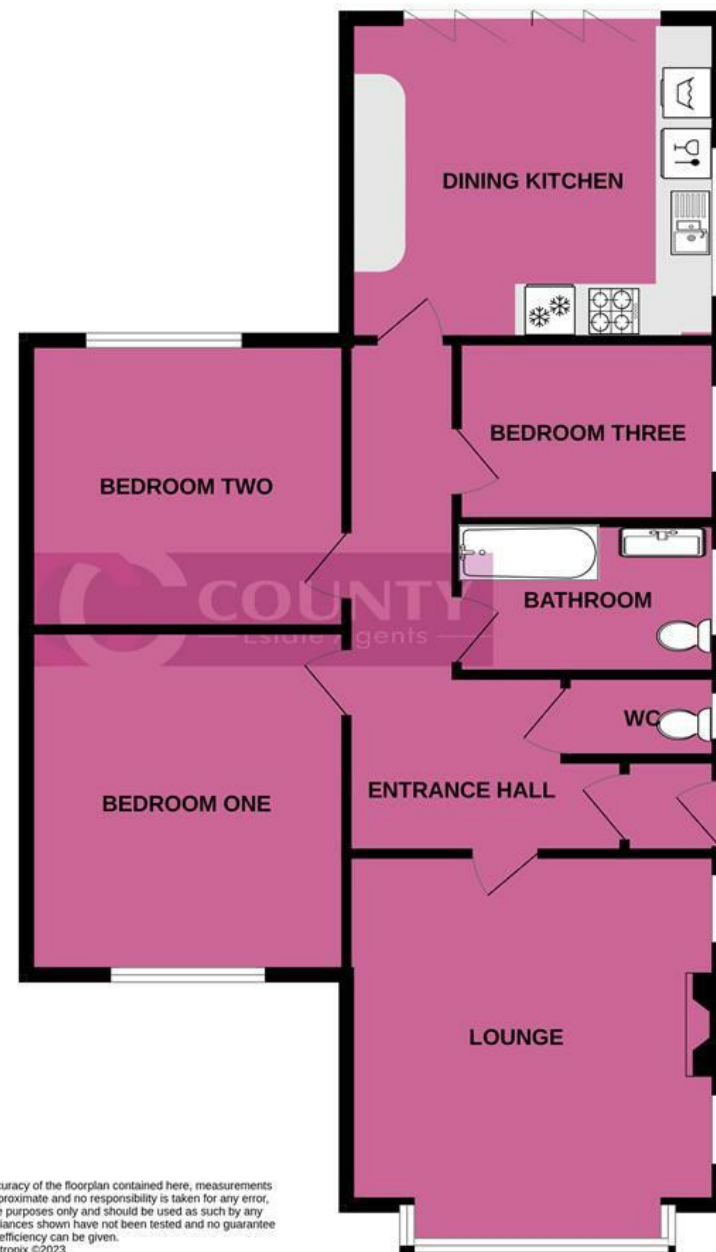


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.  
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POULTON AVENUE, LYTHAM ST. ANNES  
FY8 3JR

OFFERS IN EXCESS OF  
£285,000

- IMMACULATE AND SPACIOUS SEMI DETACHED TRUE BUNGALOW IN PEACEFUL RESIDENTIAL LOCATION
- 3 DOUBLE BEDROOMS - LARGE LOUNGE- MODERN DINING KITCHEN - MODERN BATHROOM - SEPARATE WC
- ENCLOSED FRONT GARDEN - LARGE PRIVATE REAR GARDEN WITH SUMMER HOUSE
- BRICK BUILT SINGLE GARAGE AND OFF ROAD PARKING FOR TWO CARS - EPC RATING TO BE CONFIRMED



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**  
Composite entrance door with opaque glass inserts to side and above leads into the porch which has a door with glass inserts leading into;

**Entrance Hall**  
Built in cupboard housing electric meter, wall mounted radiator, telephone point, loft access with pull down ladder, doors lead to the following rooms;

**Lounge**  
15'11 x 14'0  
Large UPVC double glazed bay window to the front allowing plentiful light, two UPVC double glazed opaque windows to the side, feature fireplace with lime stone surround and hearth housing a living flame gas fire, television point, radiator, coving, plentiful electric points.

**WC**  
9'0 x 2'7  
UPVC double glazed opaque window to side, white WC with integrated sink, radiator

**Bedroom One**  
10'2 to front of wardrobes x 12'10  
UPVC double glazed window to the front, radiator, range of fitted wardrobes, coving.

**Bathroom**  
9'11 x 5'3  
UPVC double glazed opaque window to side, tiled walls, 'Quick step LVT' flooring, chrome wall mounted heated towel rail, three-piece suite comprising of bath with concertina glass door, overhead waterfall shower and further shower attachment, vanity wash hand basin, WC, wall mounted illuminated mirrored cabinet with shaving socket inside, recessed spotlights, extractor fan.



**Bedroom Two**  
11'11 x 11'1  
UPVC double glazed window to rear, radiator, coving.

**Bedroom Three**  
10'1 x 6'5  
UPVC double glazed window to side, radiator, coving.

**Dining Kitchen**  
13'10 x 13'0  
UPVC double glazed bifold doors to the rear, UPVC double glazed window to the side, wood effect vinyl flooring, range of contemporary high gloss wall and base units with black laminate work surfaces, wall mounted radiator. Integrated appliances include; white ceramic sink with drainer, double oven and grill, 'Range Master' four ring electric hob, overhead illuminated extractor fan, fridge and freezer, dishwasher, washing machine, tiled to splash backs, cupboard housing Baxi boiler, recessed spotlights, space for dining table and chairs.

**Outside**  
Sunny rear private garden with paved area, lawned central area surrounded by a selection of shrubs and bushes to the borders. Further paved area to the rear with a greenhouse and insulated summer house which has power and light, secure side gate, block paved driveway, outside water tap.

Front garden has a hedge border and is laid to gravel with four raised vegetable planters. There is a variety of small fruit trees and bushes secure side gate and further graveled area.

**Garage**  
Single brick built garage with up and over door, power and light, UPVC double glazed side door and window.

**Other Details**  
This property is Freehold.



Council Tax band C - £1,852.00 P/A  
EPC rating to be confirmed.



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

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