

ENTRANCE
6.0 sq.m. (65 sq.ft.) approx.



FIRST FLOOR
110.3 sq.m. (1187 sq.ft.) 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 © 2023

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.



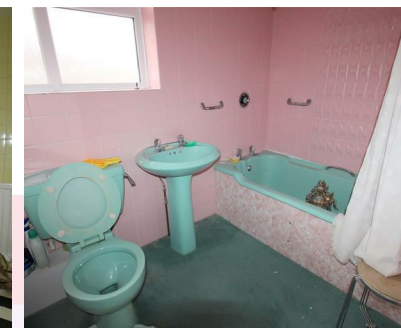
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**KING EDWARD AVENUE, LYTHAM ST. ANNES
FY8 1FB**

ASKING PRICE £200,000

- DECEPTIVELY SPACIOUS 2 BEDROOM FIRST FLOOR FLAT WITH AN ABUNDANCE OF POTENTIAL TO BE A BEAUTIFUL HOME SITUATED IN A SOUGHT AFTER QUIET RESIDENTIAL AREA
- LOCATED CLOSE TO FAIRHAVEN LAKE, GRANNYS BAY, ST ANNES SEA FRONT, ST ANNES TOWN CENTRE AND TRANSPORT LINKS
- THE PROPERTY COMPRISES OF: SPACIOUS LOUNGE - DINING ROOM - KITCHEN - UTILITY ROOM - 2 DOUBLE BEDROOMS - SEPARATE WC - BATHROOM
- REAR YARD - OFF ROAD PARKING - GARAGE - COMMUNAL GARDENS - EPC RATING: D





Entrance

Entrance gained via a solid timber door with glass inserts which leads into;

Entrance Hallway

Radiator, skirting boards, carpets, stairs to the first floor landing.

There is an under stair storage cupboard which houses the stopcock and water meter, also providing plentiful space for storage.

First floor landing

Spacious first floor landing which has UPVC double glazed windows to the front one of which is opaque, single radiator, decorative molded ceiling, telephone point, skirting boards, carpets.

There is a large cupboard which houses an alarm panel and system, also providing further storage.

Off the landing are doors to the following rooms;

Lounge

15'5 going into the bay window x 14'11 at widest UPVC double glazed windows to the side, double radiator, electric log effect fire and marble effect backdrop with tiled surround and hearth, decorative molded ceiling, television point, skirting boards, coving, carpets.

Sliding doors with large opaque glass inserts lead into;

Dining room

15'2 x 7'6 UPVC double glazed windows to the side, double radiator, decorative ceiling rose, skirting boards, coving, carpets.

Separate solid timber door leading back into the landing.



Kitchen

12'11 x 8'6 UPVC double glazed windows to the rear, double radiator, good range of wall and base units with laminate work surfaces, two stainless steel sinks with mixer tap and large drainer, three fitted cupboards, spaces for a dishwasher and oven, tiled walls, tiled effect lino flooring.

Utility room

7'11 at widest point x 7'11 at widest point UPVC double glazed windows one of which is opaque, single radiator, large ' Baxi ' boiler with exposed ventilation shaft attached, hot water and heating thermostat, large cupboard providing plentiful storage, Belfast sink with laminate work surface and base units, tile effect lino flooring, skirting boards.

Inner hallway

Single radiator, loft hatch providing access into the loft space, large cupboard providing plentiful storage space.

Staircase leading down to the rear door which provides access to the private garden and the garage, by the rear door there is a cupboard housing the fuse box and electric/gas meters.

There are also doors leading into the following rooms;

Separate WC

6'5 at widest point x 2'10 UPVC double glazed opaque windows to the rear, single radiator, two piece green suite comprising of WC and encased pedestal wash hand basin, fully tiled walls, carpets, wall mounted mirror, chrome wall mounted towel holder.



Bathroom

8'7 at widest point x 7'12 UPVC double glazed opaque windows to the rear, single radiator with incorporated chrome towel heater, green three piece suite comprising: WC, pedestal hand wash basin and encased bath with overhead shower, large cupboard housing hot water tank which also provides plentiful storage space, carpets, wall mounted mirror with light and pull cord above

Bedroom One

14'7 x 13'11 at widest point UPVC double glazed bay windows, double radiator, inbuilt wardrobes, television point, skirting boards, coving, carpets.

Bedroom Two

12'3 at widest point x 11'4 UPVC double glazed windows to the front, double radiator, inbuilt wardrobes, skirting boards, coving, carpets.

Outside

There are communal gardens laid to lawn with tree/shrub borders to the front and side of the property. To the left side is the garage and off road parking space accessed via a shared gateway. There is also a solid timber gate providing access to the private rear garden plus an outside water tap.

Other details

Council Tax Band - D (£2,165.00 per annum)
Tenure: Leasehold - Ground rent and length of lease TBC



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		
		73
	55	
England & Wales		EU Directive 2002/91/EC

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