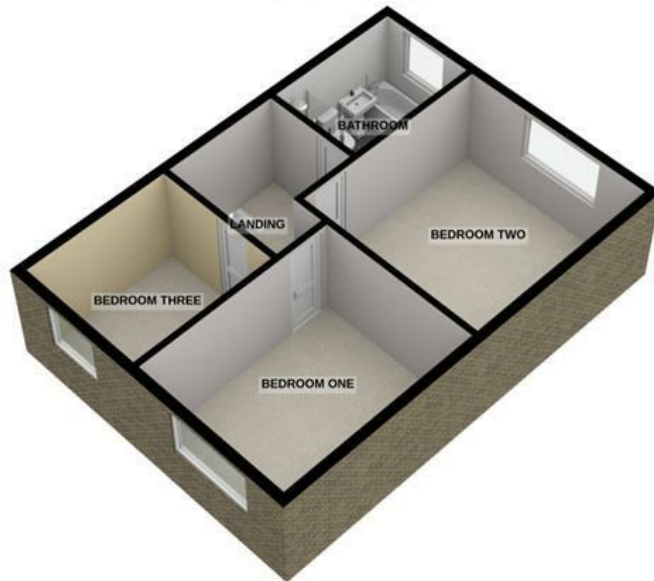


GROUND FLOOR  
46.4 sq.m. (500 sq.ft.) approx.



FIRST FLOOR  
45.0 sq.m. (485 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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FORSHAW AVENUE, LYTHAM ST. ANNES, FY8 2HT

£220,000

- IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME
- 3 BEDROOMS - MODERN OPEN PLAN DINING KITCHEN - SPACIOUS LOUNGE - CONTEMPORARY BATHROOM
- CONVENIENTLY LOCATED FOR ST ANNES TOWN CENTRE, SEA FRONT, LOCAL SHOPS, LOCAL PARK AND TRANSPORT LINKS
- OFF ROAD PARKING - LANDSCAPED WESTERLY FACING REAR GARDEN - EPC RATING: D





### Entrance

Entrance gained via UPVC double glazed door with stained glass inserts, UPVC double glazed stained glass window to the side.

### Hallway

UPVC double glazed opaque window to the side, radiator, telephone point, coving, skirting boards, wooden flooring, door to under stair storage cupboard housing the fuse box and meters, stairs leading up to the first floor landing, door leadS into;

### Dining Kitchen

15'9 x 13'0 at widest point  
Double glazed windows with aluminium frames to the rear, brand new dining kitchen range of contemporary wall and base units with laminated work surfaces, integrated fridge freezer, ' Russell Hobbs ' induction hob, integrated ' AEG ' oven and grill, integrated ' Candy ' dishwasher, space for washing machine, white ceramic sink and drainer with mixer tap, laminate work surfaces, space for dining table and chairs, contemporary double glazed doors with aluminium frames leading into the garden, contemporary double glazed doors with aluminium frames leading into the lounge, inbuilt shelving.

### Lounge

15'1 x 11'4  
UPVC double glazed bay window to the front, radiator, television point, coal effect electric fire with porcelain surround, backdrop and hearth, fitted blinds, engineered oak flooring. coving, skirting boards.

### First floor landing

Loft hatch, dado rail, picture rail, carpets, skirting boards.

Doors to the following rooms;



### Bathroom

9'0 x 5'7  
Fabulous contemporary family bathroom with aluminium framed double glazed windows to the rear, three piece white suite comprising: bath with mixer tap, vanity wash hand basin, WC, mains powered shower in cubicle, wall mounted chrome heated towel rail, fully tiled walls and floor, recessed spotlights.

### Bedroom Two

12'4" x 8'9" to the wardrobe  
Double glazed windows with aluminium frames to the rear, radiator, two sets of inbuilt wardrobes providing plentiful storage, fitted blinds, skirting boards.

### Bedroom One

12'6 x 10'0 widest point  
UPVC double glazed windows to the front, radiator, space for free standing wardrobe, contemporary blinds, skirting boards, carpets, curtains.

### Bedroom 3

9'0 x 7'1  
UPVC double glazed windows to the front, radiator, fitted blinds, skirting boards, dado rail.

### Outside

The front garden is paved and provides off road parking for two cars.

The gorgeous Westerly facing rear garden has been landscaped to a very high standard and is low maintenance and decorated tastefully with potted plants. There is a paved area directly outside the rear of the property providing space for garden furniture with a separate graveled area at the far end.

### Other Details

Tenure - Leasehold - Ground rent: £1.50 per annum -  
Cost for buying out the lease: £150.00  
Council Tax Band - B ( £1,684.00 per annum )



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		64	
(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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