

GROUND FLOOR  
93.2 sq.m. (1003 sq.ft.) approx.



FIRST FLOOR  
26.7 sq.m. (288 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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POULTON AVENUE, LYTHAM ST. ANNES  
FY8 3JR

OFFERS OVER £320,000

- IMMACULATE AND SPACIOUS SEMI DETACHED DORMER BUNGALOW IN PEACEFUL RESIDENTIAL LOCATION
- THREE DOUBLE BEDROOMS - LOFT CONVERSION BOASTS THE THIRD BEDROOM WITH A CONTEMPORARY EN-SUITE SHOWER ROOM, PLUS STORAGE/OFFICE SPACE
- LARGE LOUNGE - MODERN DINING KITCHEN - UTILITY ROOM
- BATHROOM - LARGE PRIVATE SUNNY REAR GARDEN - OFF ROAD PARKING FOR UP TO FOUR CARS - GARAGE - EPC RATING TBC





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

**Porch**  
Wooden opaque glass door leads into:

**Entrance Hall**  
14'0 x 10'02 to the widest point  
Telephone point, cupboard housing consumer unit and electric meter, double radiator, stairs to the first floor, two ornate light fittings, doors lead to the following rooms:

**Lounge**  
15'03 x 14'0  
Wooden door with glass opaque inserts, UPVC double glazed bay window to the front allowing plentiful light, two UPVC double glazed opaque windows to the side, contemporary remote control electric fire, double radiator, television point, telephone point, contemporary light fitting.

**Bathroom**  
10'01 x 8'05  
Two UPVC double glazed opaque windows to the side, tiled flooring, fully tiled walls, composite plastic ceiling with recessed LED spot lights, composite plastic wall covering in shower cubicle, extractor fan, illuminated wall mounted mirrored cabinet, chrome wall mounted towel rail, four piece white suite comprising of: WC, bath, vanity wash hand basin, shower cubicle with waterfall shower and hand held shower attachment.

**Bedroom One**  
13'0 x 12'0 to the widest point  
Large UPVC double glazed window to the front, double radiator.



**Bedroom Two**  
11'11 x 11'0  
Large UPVC double glazed window to the rear, USB plug sockets, double radiator.

**Kitchen**  
15'03 x 13'11  
Wooden door with opaque glass inserts, UPVC double glazed windows to either side, vinyl flooring, television point, double radiator, recessed LED spotlights, loft hatch, modern high gloss wall and base units with central island, laminate work surfaces, tiled to splash backs, integrated appliances include: stainless steel one and a half bowl sink with drainer, dishwasher, fridge and freezer, electric oven with grill, four ring gas hob, over head extractor fan, wooden door with opaque glass inserts leads into:

**Utility Area**  
UPVC double glazed window and door to the rear leading to the rear garden, cupboard housing washing machine, boiler and gas meter, plus a further storage cupboard.

**Stair and Landing**  
Large Velux window, recessed LED spotlights, contemporary balustrade, space for an office/storage/dressing room, door leads into:

**Bedroom Three**  
12'08 x 11'02 to the widest point  
Large UPVC double glazed window to the rear, double radiator, television point, USB plug sockets, ornate light fitting, bedroom is open to the area which could be used for an office/storage/dressing room, door leads into:

**En-Suite**  
8'05 x 5'11  
Velux window, vinyl flooring, extractor fan, chrome wall mounted towel rail, recessed LED spotlights, tiled to



splash backs, three piece white suite comprising of: white high gloss vanity unit incorporating wash hand basin and WC, shower cubicle with waterfall shower and further hand held shower attachment.

**Outside**  
At the front there is a large block paved driveway with space for up to four cars and shingled area.

The sunny and spacious rear the garden is Indian stone paved with lighting, laid to artificial lawn and plentiful shrub and planting borders.

The garage has an up and over door and has power and lighting.

**Other details**  
Ring security system installed including CCTV.

Tenure: Freehold  
Council Tax: Band C (£1,943.60 per annum)  
EPC rating: TCB



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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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