

GROUND FLOOR  
107.4 sq.m. (1156 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.  
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**POULTON AVENUE, LYTHAM ST. ANNES  
FY8 3JR**

**£305,000**

- DELIGHTFUL DETACHED TRUE BUNGALOW - IN PEACEFUL RESIDENTIAL LOCATION
- TWO DOUBLE BEDROOMS - LARGE LOUNGE - OPEN PLAN ASPECT TO REAR WITH KITCHEN OPEN TO DINING ROOM
- SUN ROOM - SPACIOUS SHOWER ROOM
- BEAUTIFUL SOUTH WESTERLY FACING REAR GARDEN - GARAGE & DRIVEWAY



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 entrance door with double glazed glass insert and window to side leads into;

#### Porch

Parquet flooring, meter cupboard, door leads into;

#### Entrance Hall

Good size entrance hall with loft access (loft is part boarded and has a pull down ladder) radiator, two built in storage cupboards, internal leaded window overlooking dining room, doors lead to the following rooms;

#### Lounge

15'11 x 13'

Spacious lounge with large UPVC double glazed bay window to front, feature brick built fire place housing electric fire, two radiators, TV and telephone points.

#### Shower Room

7'11 x 7'11

UPVC double glazed opaque window to side, four piece white suite comprising of walk in shower, vanity wash hand basin, bidet and WC, fully tiled walls and floor, recessed spotlights, radiator.

#### Bedroom One

12' x 11'3

UPVC double glazed window to front, range of fitted wardrobes and drawers with vanity unit, radiator.

#### Kitchen

15'9 x 9'4

UPVC double glazed window to rear, side door leading to driveway, range of wall and base units with laminate work surfaces, integrated appliances include oven/grill, four ring electric hob with overhead extractor, one and a half bowl sink and drainer, space for fridge/freezer, plumbed for washing machine and dishwasher, breakfast bar, radiator, TV and telephone points, archway leads into;



#### Dining Area

9'6 x 7'3

Parquet flooring, radiator, internal leaded window overlooking entrance hall, space for table and chairs, open to;

#### Sun Room

20'4 x 6'

Parque flooring, UPVC double glazed windows to rear, patio door leading out into rear garden, internal leaded window overlooking kitchen, radiator, sliding doors lead into;

#### Bedroom Two

11'2 x 8'6 (to front of wardrobes)

UPVC double glazed opaque window to side, radiator, range of fitted wardrobes, TV point.

#### Outside

The large and private rear garden is South Westerly facing, enjoying a sunny aspect all day long, laid to lawn with patio perfect for table and chairs, two further patio areas, established tree and shrub borders and a garden shed.  
The paved front garden is low maintenance with shrub borders.

#### Garage

There is a brick built garage with up and over door, power and light, side access door and window. The garage also has storage to the rear.

#### Other Details

Tenure - Leasehold ( ground rent is £13 per annum) - Length of the lease: 933 years remaining.  
Tax Band - C (£1,943.60 per annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		59	
(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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