

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

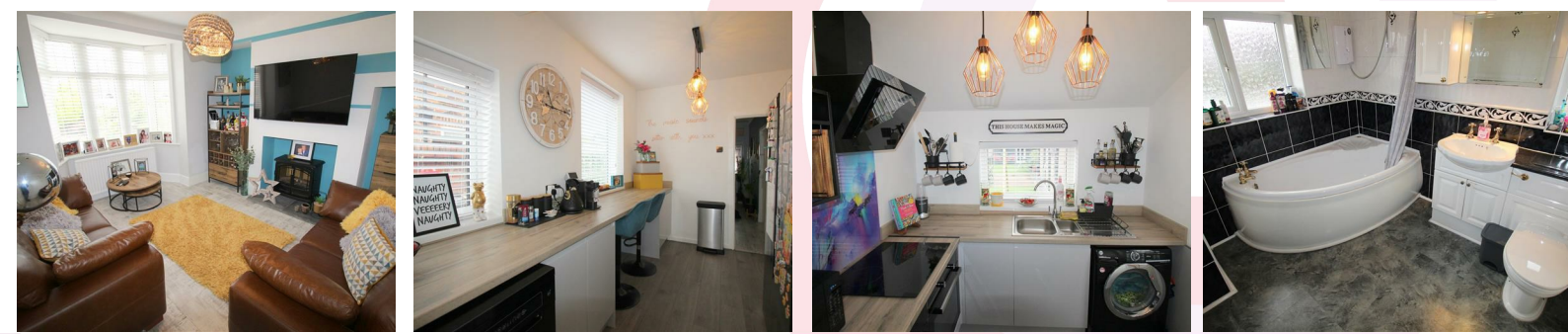


GRETDALE AVENUE, LYTHAM ST. ANNES
FY8 2EE

ASKING PRICE £285,000

- BEAUTIFULLY PRESENTED 3 BEDROOM SEMI DETACHED FAMILY HOME IN A VERY DESIRABLE LOCATION
- CLOSE TO MAYFIELD & HEYHOUSES PRIMARY SCHOOLS - A SHORT WALK TO THE SEAFRONT, LOCAL SHOPS AND ST ANNES TOWN CENTRE
- CONTEMPORARY DINING KITCHEN - TWO RECEPTION ROOMS - FAMILY BATHROOM - THREE BEDROOMS - SEPARATE WC - SUMMER HOUSE
- SPACIOUS & SUNNY SOUTH EASTERLY REAR GARDEN - GARAGE & DRIVEWAY - EPC RATING: E

 3
  1
  2
  2
  1
 



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



Entrance
Entrance gained via large composite door with opaque glass insert.

Hallway
Solid wood flooring throughout, skirting boards, stairs leading to the first floor landing, doors to the following rooms;

Reception Room One
13'3" into the bay x 11'10" at widest point
UPVC double glazed bay window to the front, single radiator, electric log burning effect stove, solid wood flooring, television point, venetian blinds, coving, skirting boards.

Downstairs WC
4'10 x 2'4
UPVC double glazed opaque window to the side, two piece white suite comprising: WC with incorporated sink and mixer tap, part tiled walls, wall mounted glass shelf, wall mounted mirror fronted cabinet, solid wood flooring.

Extended Dining Kitchen
18'5 x 7'8 at widest point
UPVC double glazed windows to the side and rear, UPVC double glazed door providing access to the side of the property, single radiator, induction hob with overhead LED contemporary illuminated extractor and feature glass splash back, two integrated electric ovens, plumbing for a washing machine, space for a dishwasher and American fridge freezer, solid oak effect work surfaces with incorporated one and half stainless sink and drainer with chrome mixer tap, breakfast bar, solid wooden flooring, archway leading through to;

Reception Room Two
16'9 x 11'3 at widest point
UPVC double glazed doors leading out into the rear



garden, UPVC double glazed windows to the side, double vertical radiator, modern metal fire with marble fire place with surround and hearth, television point, solid wooden flooring, skirting boards, coving.

Bedroom Three
8'0 x 6'11
UPVC double glazed windows to the front, single radiator, venetian blinds, skirting boards, coving.

Bedroom One
13'6 x 10'0 up to the wardrobes
UPVC double glazed bay window to the front, single radiator, fitted wardrobes with mirror fronted sliding doors, venetian blinds, skirting boards, coving.

Bedroom Two
11'7 x 11'3
UPVC double glazed window to the rear, single radiator, television point, skirting boards, coving.

Bathroom
9'2 x 7'7
UPVC double glazed opaque windows to the side and rear, single radiator, white two piece suite comprising: vanity wash basin unit with incorporated WC and corner bath with overhead mains powered shower, wall mounted wooden cupboard, tiled walls and floor, loft hatch, two wall mounted mirrors,

Outside
The front garden is laid with golden gravel and to the side there is a driveway which leads to a single garage of concrete construction with stone chip exterior which has a single glazed window and UPVC French doors with semi clad in timber surround.

The fabulous rear garden has been designed with all of the family in mind providing areas for both the adults & children. There is a decked area perfect for table & chairs and a further BBQ section. There is a



good size Summer house with covered area perfect for a hot tub / Jacuzzi and a large paved area providing plentiful space for garden furniture.

The majority of the garden is laid with artificial grass perfect for swings / climbing frame, etc for the children.

Other details
Council Tax Band C - £1,924.00 per annum
Tenure: Leasehold
Ground rent: £6.50 per annum, paid every 6 months



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	45	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Need an Independent Mortgage Quote?
The Mortgage Factory
 Independent Mortgage Specialists
 TEL: 01253 712 998
www.mortgagefactoryltd.com

