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SANDHURST AVENUE, LYTHAM ST. ANNES
FY8 2DA

ASKING PRICE £235,000

- IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME IN A QUIET SOUGHT AFTER LOCATION
- OPEN PLAN LOUNGE / MODERN KITCHEN / DINING SPACE - CONTEMPORARY SHOWER ROOM - THREE BEDROOMS - SEPARATE WC - UTILITY ROOM
- CLOSE TO ST ANNES SQUARE, THE SEA FRONT, LOCAL MEDICAL CENTRE, TRANSPORT LINKS AND A SHORT DRIVE AWAY FROM THE ROYAL LYTHAM & ST ANNES AND ST ANNES LINKS GOLF COURSES
- LOW MAINTENANCE SUNNY SOUTH EASTERLY FACING GARDEN - EPC RATING: E



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

Entrance gained via UPVC double glazed door leading straight into;

Hallway

UPVC double glazed opaque windows to the front, radiator, telephone point, recessed spotlights, wooden flooring, chrome wall mounted coat hooks, picture rail, skirting boards, coving.

There are also stairs leading to the first floor landing.

Downstairs WC

4'5 x 2'8

White two piece suite comprising WC and vanity wash hand basin with chrome mixer tap, tiled to splash backs, chrome wall mounted towel heater, recessed spotlights, wall mounted mirror, vinyl flooring, skirting boards.

Open-Plan Lounge / Kitchen / Dining Area

Beautiful open plan living space with UPVC double glazed French doors opening out into the rear garden providing plentiful light.

Lounge area - 14'11 x 12'4

UPVC double glazed bay window to the front, radiator, wood burning stove with wooden mantle piece above, television point, recessed spotlights, wooden flooring, picture rail, skirting boards, coving.

Dining area - 14'11 x 12'4

Vertical electric radiator, space for dining table and chairs, television point, recessed spotlights, wooden flooring, skirting boards, coving.

Kitchen - 11'4 x 7'0



Two UPVC double glazed windows to the side one of which is opaque, range of contemporary base units, integrated electric oven and microwave, space for American fridge freezer, solid oak work surfaces with ceramic sink and drainer with chrome mixer tap, tiled to splash backs, island with matching solid oak work surfaces which provides further dining space and has an incorporated five ring gas hob with overhead LED illuminated extractor, boiler.

Utility Room

6'3 x 6'1

UPVC double glazed opaque French door to the side, solid timber door leading out to covered decking area with space for a hot tub, wooden work surfaces providing storage space also providing space underneath for a washing machine and dishwasher, extractor fan, tile effect flooring.

First Floor Landing

Three sets of UPVC double glazed opaque windows to the side with partial stained glass, picture rail.

Doors leading to the following rooms;

Shower Room

8'6 x 7'6

UPVC double glazed windows to the front, two piece white suite comprising: double vanity wash hand basin with chrome mixer taps and WC, mains powered shower and shower attachment within large single glazed cubicle, wall mounted illuminated mirror, large wall mounted chrome tower heater rail, tiled flooring.

Bedroom One

15'7 x 10'8

UPVC double glazed bay window to the front, single radiator, recessed spotlights, television point, skirting, coving.



Bedroom Two

15'0 x 11'10

UPVC double glazed windows to the rear, single radiator, recessed spotlights, television point, picture rail, skirting boards, coving.

Bedroom Three

8'1 7'6

Two sets of UPVC double glazed opaque windows to the side, single radiator, inbuilt wardrobe, television point, loft hatch, skirting boards.

Outside

Low maintenance front garden partly laid with plum slate chippings, there is a wooden gate to the side providing access to the rear garden.

Spacious enclosed rear garden boasting plentiful room for outdoor dining and entertaining, covered decking area with idea space for a hot tub, artificial lawn for ease of maintenance, established tree, outside water tap.

Other details

Council Tax Band - D (£2,165.00 per annum)

Tenure: Leasehold

Length of lease: 959 years left on the lease

Ground rent: £5.00 per annum



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

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