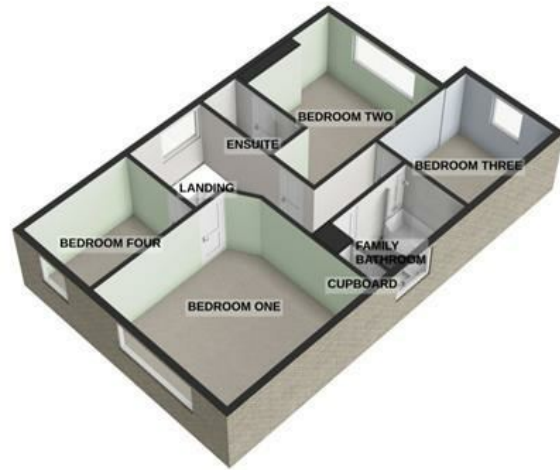


GROUND FLOOR
78.0 sq.m. (840 sq.ft.) approx.



FIRST FLOOR
63.6 sq.m. (684 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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LAVERTON ROAD, LYTHAM ST. ANNES
FY8 1EN

£580,000

- FABULOUS FOUR BEDROOM DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION
- TWO LARGE RECEPTION ROOMS - DINING KITCHEN - DOWNSTAIRS WC
- FAMILY BATHROOM - EN-SUITE - LARGE ATTIC - CONVERTED GARAGE TO UTILITY/GAMES/CINEMA ROOM
- DRIVEWAY - GOOD SIZE PRIVATE REAR GARDEN





Entrance
Composite entrance door leads into;

Porch
UPVC double glazed window to side, space for hanging coats, further door leads into;

Entrance Hall
Lovely entrance hall decorative arch window to front, wood effect laminate flooring, stairs lead to the first floor, radiator, under stairs storage cupboard, telephone point, doors lead to the following rooms;

Downstairs WC
4'11 x 2'10
UPVC double glazed opaque leaded window to side, two piece white suite comprising of wash hand basin and WC, half tiled walls, recessed spotlights, tiled floor.

Lounge
16'5 x 13'11
Large UPVC double glazed bay window to front with decorative leaded top lights, two further windows to side allowing plentiful light, radiator, fireplace with marble backdrop and hearth housing living flame gas fire, TV point, original coving and skirting boards.

Second Reception Room
16'4 x 12'9
Large UPVC double glazed bay window to rear, two further windows to side, fireplace with marble backdrop and hearth housing living flame gas fire, radiator, TV point, original coving and skirting boards.

Dining Kitchen
19'6 x 9'7
Three UPVC double glazed windows to side, composite door to side, range of wall and base units with wooden work surfaces, space for fridge/freezer, integrated appliances include; oven/grill, 4 ring gas hob with overhead illuminated extractor, dishwasher, sink and



drainer, tiled to splash backs, recessed spotlights tiled floor, radiator, space for dining table and chairs, two original cupboards housing meters and boiler.

Landing
Two UPVC leaded decorative windows to half landing allowing plentiful light, radiator, feature archway, loft access (loft has been fully boarded with a light and skylight and measures 25'6 x 19'1), doors lead to the following rooms;

Bedroom Four
9'6 x 8'6
UPVC double glazed window to front with decorative top lights, wood effect laminate floor, radiator.

Bedroom One
14'8 x 14' (to front of wardrobes)
Large UPVC double glazed bay window to front with decorative top lights, radiator, TV point, wood effect laminate floor, original coving and skirting boards.

Bedroom Two
12'10 x 12'9 (to front of wardrobes)
Large UPVC double glazed window to rear with fitted blinds to top lights, radiator, original coving and skirting boards, door leads into;

En-Suite
8'10 x 2'10
Three piece white suite comprising of shower, pedestal wash hand basin and WC, part tiled walls, tiled floor, recessed spotlights, extractor fan.

Family Bathroom
9'4 x 6'5
Two UPVC double glazed opaque windows to side three piece white suite comprising of bath with overhead shower, pedestal wash hand basin and WC, wall mounted chrome heated towel rail, recessed spotlights, part tiled walls, tiled floor, cupboard with shelving.



Bedroom Three
10' x 9'6
UPVC double glazed window to rear, wood effect laminate flooring, radiator, original skirting boards.

Converted Garage
20'5 x 8'9
Accessed via UPVC double doors, UPVC double glazed window and door to side, wood effect laminate flooring, recessed spot lights, work surface with space underneath for fridge, plumbed for washing machine and tumble dryer, wall mounted electric heater, speaker system, outside wall lights.

Outside
The front garden is laid to lawn with shrub and tree borders and there is a driveway with secure double gates. There is also a wooden storage unit to the side which is ideal for storing bicycles and garden tools.

The private rear garden is laid to lawn with paved area perfect for table and chairs, shrub and tree borders, wood chip area plus decked area, outside water tap, solar lighting, external electric point.

Other details
The large attic has been fully boarded and is insulated.
Tax Band - F (£3,158.35 per annum)
Tenure - to be confirmed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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