



**FINSBURY AVENUE, LYTHAM ST. ANNES
FY8 1BP**

ASKING PRICE £465,000

- BEAUTIFULLY PRESENTED SEMI DETACHED DORMER BUNGALOW IN QUIET SOUGHT AFTER RESIDENTIAL LOCATION
- CLOSE TO FAIRHAVEN LAKE, ANSDALL TOWN CENTRE AND ST ANNES TOWN CENTRE
- THREE BEDROOMS (CONTEMPORARY EN-SUITE SHOWER ROOM TO THE PRINCIPLE BEDROOM) - BRIGHT & AIRY LOUNGE - FOUR PIECE FAMILY BATHROOM - BREAKFAST KITCHEN - UTILITY ROOM - LOFT SPACE/OFFICE - SPACIOUS CONSERVATORY
- DRIVEWAY WITH SPACE FOR SEVERAL VEHICLES - GARAGE - SUNNY AND PRIVATE REAR GARDEN

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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 composite door located at the side of the property which leads into;

Entrance Vestibule

Two UPVC double glazed opaque windows to the side, recessed spotlights, tiled floor, door leading into;

Entrance Hallway

Large under stair storage cupboard, two radiators, stairs leading the the first floor, doors to the following rooms;

Closet

7' x 1'11

UPVC double glazed opaque window to the front, cupboard housing fuse box and meters, coat hooks.

Lounge

15'11 x 13'11

Large UPVC double glazed window to the front, UPVC double glazed window to the side, radiator, marble fireplace with coal effect living flame gas, fire and matching over mantle and hearth, television point, coving.

Bedroom Three

11'10 x 8'11

UPVC double glazed window to the front, radiator, telephone point.

Bedroom Two

12'10 x 11'11

French doors lead out to the rear garden, UPVC double glazed windows to the rear, radiator.

Bathroom

8'6 x 7'2

Four piece white suite: overhead mains powered shower in curved shower cubicle, bath, pedestal wash hand basin and WC, wall mounted heated towel rail, part tiled walls, tiled floor, radiator, recessed spotlights, in-built cupboard, UPVC double glazed opaque window to the side.



Breakfast Kitchen

10'11 x 10'8

Good range of wall and base units with pull out larder, laminate work surfaces with incorporated breakfast bar, one and half stainless steel bowl sink and drainer, tiled to splash backs, integrated appliances include: 'Bosch' induction hob with overhead extractor hood, 'Bosch' electric oven and 'Diplomat' dishwasher, American fridge freezer, recessed spotlights, tiled floor, cupboard housing combi boiler, large UPVC double glazed window to the side. The kitchen opens up to;

Conservatory

16'7 x 10'5

UPVC double glazed windows to the side and rear, UPVC door leading out to the drive, set of French doors open to the rear garden, electric radiator, tiled floor. Solid timber door leading into;

Garage

12'1 x 9'

Accessed via electric up and over door the garage has power, light and UPVC door leading out to the rear garden, door leading into;

Utility Room

8'10 x 5'7

Wall and base units, stainless steel sink and drainer, plumbed for a washing machine, space for tumble dryer, wall mounted electric heater, tiled floor, recessed spotlights, UPVC double glazed opaque window to the side.

First Floor Landing

Opens up to;

Loft Room/Office

18'9 x 8'11

Two velux windows to the rear, radiator, storage space in the eaves, door leading into;



Bedroom One

13'10 x 13'4

UPVC double glazed window to the side, radiator, inbuilt wardrobe, television point, door leading into;

En-Suite Shower Room

6'6 x 5'10

Three piece white suite comprising of; overhead mains powered walk in shower, vanity wash hand basin and WC, decorative tiled flooring, tiled walls, recessed spotlights, wall mounted heated towel rail.

Outside

The front garden is block paved providing off road parking for several vehicles with driveway leading to single brick garage, to the side is an 'Octopus' electric car charging point. To the immediate rear there is a walled and fenced enclosed garden planned for seclusion and having a centre lawn with water feature and slate paved surround and additional breakfast patio adjoining the ground floor bedroom. Further raised timber decked and illuminated area's. The rear garden also has an external water tap, lighting, power supply and a large shed providing plenty of storage space for garden furniture and tools.

Other Details

Tenure: Leasehold lease length 999 years

Ground Rent: £9.00 per annum

Council Tax Band: D (£2,413.27 per annum)

EPC rating: TBC



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		
England & Wales	EU Directive 2002/91/EC	