GROUND FLOOR
83.8 sq.m. (902 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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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.

The Propert Ombudsman

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COUNTY
Estate Agents
St. Annes 01253 711511

SINGLETON AVENUE, LYTHAM ST. ANNES
FY8 3JT

AUCTION GUIDE
£150,000

- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE BEING SOLD VIA 'SECURE SALE'-THE PROPERTY HAS SUFFERED FROM HISTORICAL MOVEMENT-SPACIOUS SEMI DETACHED TRUE BUNGALOW SITUATED ON A SUBSTANTIALLY SIZED CORNER PLOT OFFERED WITH NO CHAIN
- TWO DOUBLE BEDROOMS - BRIGHT AND AIRY LOUNGE - DINING KITCHEN - THREE PIECE BATHROOM WITH SEPARATE WC - UTILITY ROOM - STORAGE ROOM

2 1 1 4 1

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Entrance
Entrance gained via UPVC door with double glazed opaque glass insert leading into;

Entrance Porch
UPVC double glazed opaque windows to both sides, wood effect laminate flooring, door leading into;

Entrance Hallway
L shaped hallway with radiator, cupboard housing fuse box and electric meter, two sets of wall lights, loft hatch, coving, doors leading to the following rooms;

Lounge
14'5 x 13'10
Large UPVC double glazed walk in bay window to side, two UPVC double glazed opaque windows to the front, wooden surround with marble back drop and hearth housing coal effect living flame gas fire, radiator, television and telephone points, coving.

Separate WC
5'8 x 2'8
UPVC double glazed opaque window to the front, white WC, radiator, fully tiled walls, wood effect laminate flooring.

Bathroom
10'3 x 5'2
Three piece white suite comprising of; bath with shower attachment, wet room with overhead mains powered shower and vanity wash hand basin, heated towel rail, vinyl flooring, fully tiled walls, extractor fan, wall mounted mirror fronted cabinet, recessed halogen spotlights, paneled ceiling, UPVC double glazed opaque window to front.

Bedroom One
Large UPVC double glazed window to side, double radiator, range of built in wardrobes and dressing table, television point.

Bedroom Two
UPVC double glazed opaque window to side, built in wardrobes, double radiator.

Dining Kitchen
14'5 x 8'5
Good range of wall and base units, laminate work surfaces, large stainless steel sink and drainer, tiled to splash backs, integrated appliances include; four ring gas hob with overhead illuminated extractor hood, 'Electrolux' double electric oven and 'Electrolux' dishwasher, space for fridge freezer, space for dining table and chairs, tile effect vinyl flooring, television point, radiator, UPVC double glazed window to front, door leads into;

Utility Room / Rear Porch
9'2 x 3'4
Plumbed for washing machine, space for tumble dryer, radiator, tile effect vinyl flooring, door leading into storage cupboard, UPVC door with double glazed glass insert leading out to rear garden, UPVC double glazed opaque window to front and further UPVC double glazed window to side.

Storage Cupboard
5'2 x 3'5
'Worcester' combi boiler, light, plentiful storage space.

Outside
The property is situated on a large corner plot with large paved seating area, large horse shoe driveway providing off road parking for several vehicles and access to single garage with double opening doors and pitched roof. To the front and side of the property there is a large well kept laid to lawn area with shrubs.

Other Details
Tenure: Freehold
Council Tax Band: C (£2,145.13 per annum)

Auctioneers Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

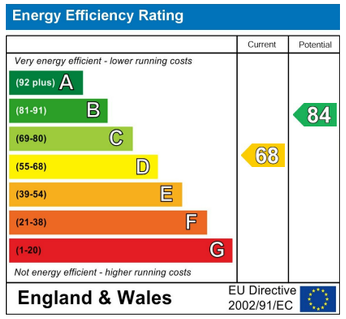
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.