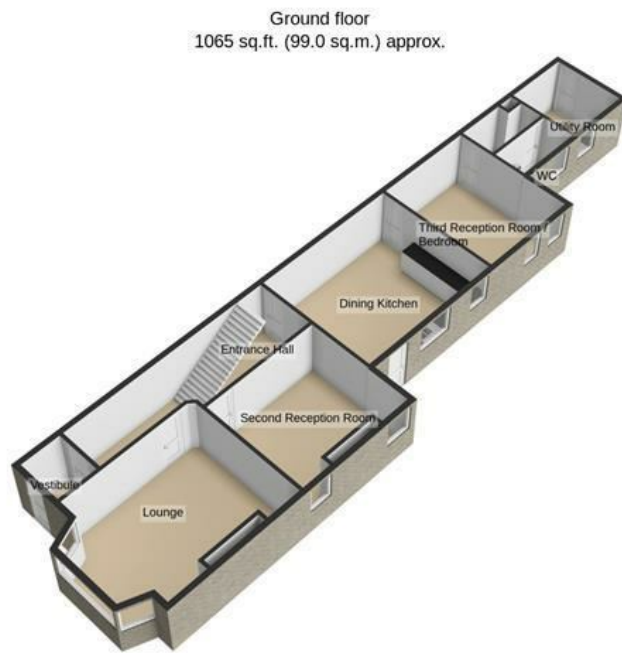
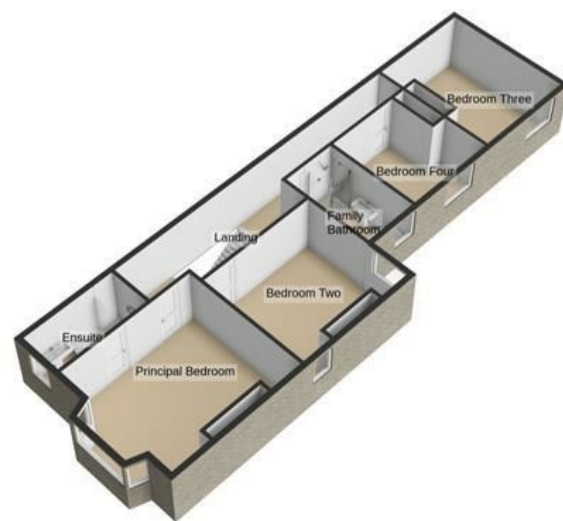




Ground floor
1065 sq.ft. (99.0 sq.m.) approx.



First floor
924 sq.ft. (85.9 sq.m.) 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.



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WEST BANK AVENUE, LYTHAM ST. ANNES FY8 5RB

ASKING PRICE £799,950

- IMPRESSIVE PERIOD FAMILY HOME IN PRIME LOCATION - CLOSE TO LYTHAM TOWN CENTRE, SEAFRONT, LYTHAM GREEN & EXCELLENT TRANSPORT LINKS
- FOUR / FIVE DOUBLE BEDROOMS WITH STUNNING EN SUITE TO PRINCIPLE - MODERN FAMILY BATHROOM
- TWO / THREE GENEROUS RECEPTION ROOMS - DINING KITCHEN - UTILITY ROOM AND DOWNSTAIRS WC
- FRONT AND REAR GARDENS - LARGE DRIVEWAY AND GARAGE.





Entrance
Original solid wood entrance door with decorative glass panels leads into;

Entrance Porch
Original half tiled walls and floor, light, door leads into;

Entrance Hall
Stairs leading to the the first floor, radiator, under stairs storage cupboard, wooden floor, decorative coving, doors lead to the following rooms;

Lounge
19'3 x 13'6
Bright and spacious principle reception room with large bay window to the front with decorative stained glass top lights and fitted shutter blinds, fireplace housing living flame gas fire with marble backdrop and hearth, radiator, television point, picture rail and coving.

Second Reception Room
15' x 12'7
Two UPVC double glazed sash windows to the side, fireplace housing living flame gas fire with cast iron surround and tiled hearth, television point, radiator, wooden floor, picture rail and coving.

Dining Kitchen
16' x 13'10
Composite stable door to the side, two UPVC double glazed windows to the side, comprehensive range of wall and base units with wood effect laminate work surfaces, integrated appliances include: one and a half bowl stainless steel sink and drainer, fridge, freezer, plumbed for dishwasher, space for large free standing range cooker, overhead illuminated extractor fan, tiled to splash backs, radiator, wood effect laminate flooring, coving, cupboard housing boiler.

Third Reception Room / Bedroom
13'11 x 11'3
Two UPVC double glazed sash windows to the side, television point, radiator, coving.

Inner Hallway
Radiator

Downstairs WC
6'6 x 4'3
UPVC double glazed window to the side, two piece suite comprising of pedestal wash hand basin and WC, wall mounted heated towel rail.



Utility Room
8'5 x 7'7
Composite door leading to the rear, UPVC double glazed window to side, base units with wood effect laminate work surfaces, stainless steel sink and drainer, plumbed for washing machine and space for tumble dryer, radiator, wood effect laminate floor.

First Floor Landing
Decorative arch and original ceiling light, loft access, (the loft is part boarded), two radiators, doors lead to the following rooms;

Bedroom Three
13'11 x 11'4
UPVC double glazed sash window to side, original cupboards, picture rail, radiator, television point.

Bedroom Four
10'6 x 9'9
UPVC double glazed sash window to side, television point, radiator, coving.

Family Bathroom
10'4 x 5'10
UPVC double glazed opaque sash window to side, four piece suite comprising of: freestanding roll top bath with mixer tap and shower attachment, vanity wash hand basin, walk in waterfall shower with further shower attachment and WC, traditional chrome and white towel rail radiator, recessed spot lights, tiled walls and wood effect waterproof vinyl floor, illuminated mirror.

Principle Bedroom
17'6 x 13'10
Large bay window to the front with decorative stained glass top lights and fitted shutter blinds, television point, two radiators, coving and ceiling rose.

En Suite
9'10 x 5'
Stunning en suite shower / wet room with window to the front with decorative stained glass top lights and fitted shutter blinds, three piece suite comprising of: walk in water fall shower with further shower attachment and illuminated alcove for wash products, floating wash hand basin with concealed drain and WC, fully tiled walls and floor, recessed spotlights, extractor fan, wall mounted mirrored illuminated cabinet with bluetooth, underfloor heating.

Bedroom Two
15'5 x 13'1
UPVC double glazed sash windows to rear and side, radiator, television point, picture rail and coving.



Garage
17'5 x 10'2
Brick built single garage accessed via wooden double doors with opaque window to side, power and light.

Outside
The property is approached via an attractive and well-maintained front garden, laid to lawn and complemented by established shrub borders, creating a welcoming first impression. A generous block-paved driveway provides excellent off-road parking for several vehicles.

To the rear, the property benefits from a private and well-proportioned garden, laid to lawn with a large paved area extending around the side of the house. The substantial side space provides excellent access and additional outdoor space, with secure wooden gates offering privacy and practicality. There is also an external water tap.

Other Details
Tenure - Freehold
Council Tax Band - E
The property has recently been pointed to the front and side and also benefits from all new wooden fascia boards. On the third floor there is a stained-glass front window and double-glazed sash rear window with huge potential to convert the loft to add further rooms.

