



HILTON AVENUE, LYTHAM ST. ANNES
FY8 4AN

£1,000 PER MONTH

- NEWLY REFURBISHED SEMI DETACHED THREE BEDROOM FAMILY HOME
 - CONVENIENTLY LOCATED CLOSE TO LYTHAM ST ANNES HIGH SCHOOL, BUS ROUTES AND LOCAL SHOPS
- LOUNGE - DINING/KITCHEN - UTILITY SPACE - FAMILY BATHROOM
 - GOOD SIZED REAR GARDEN - DRIVEWAY - OUTSIDE OFFICE - OUTBUILDING

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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
UPVC double glazed door with leaded and opaque glass inserts, further UPVC double glazed opaque window to the side, leads into:

Lounge
18'01 x 11'05
UPVC double glazed window to the front. vinyl flooring, fireplace housing electric fire, television and telephone points, double radiator, understairs storage cupboard housing electric meter and consumer unit, recessed spotlights, double glass panelled doors lead into:

Kitchen/Dining Room
18'01 x 8'0
UPVC double glazed French doors and UPVC double glazed window to the rear, good range of contemporary high gloss wall and base units with laminate work services, integrated appliances include: four ring gas hob, electric oven with grill, overhead illuminated extractor fan, stainless steel sink with drainer, space for a dishwasher and table and chairs, tiled to splashbacks, freestanding American style fridge freezer, cupboard housing 'Vaillant' boiler, vertical radiator, tiled flooring recessed spotlights, open to:

Utility Space
UPVC double glazed door with opaque glass insert and UPVC double glazed opaque window to the side, plumbed for washing machine.

Stairs and Landing
UPVC double glazed opaque window to the side, loft hatch, doors lead to the following rooms:

Bedroom One
11'10 x 11'05
UPVC double glazed window to the front, double radiator, television point, built in wardrobe.



Bedroom Two
12'06 x 8'01
UPVC double glazed window to the rear, double radiator.

Bedroom Three
8'10 x 8'06
UPVC double glazed window to the front, double radiator, television point.

Family Bathroom
8'10 x 4'11
UPVC double glazed opaque window to the side, three-piece white suite comprising of: WC, bath with overhead electric shower and glass shower screen, vanity wash handbasin with cupboard underneath, wall mounted heated towel rail, fully tiled walls, extractor fan, vinyl flooring, recessed spotlights.

Outside
The front of the property has a block paved driveway with parking for one-two vehicles, is laid to lawn with shrub and planting borders, there is a secure side gate leading to the rear garden and an electric car charging point.

The rear garden consists of decking, part lawned and paved patio areas with ample space for table and chairs, there are also a brick built outhouse perfect for storage and an outside office which has power, light UPVC double glazed opaque window to the side.

Other Details
The property has been newly carpeted throughout. Council Tax Band: C (£1,876.99 per annum) Energy Rating: C

