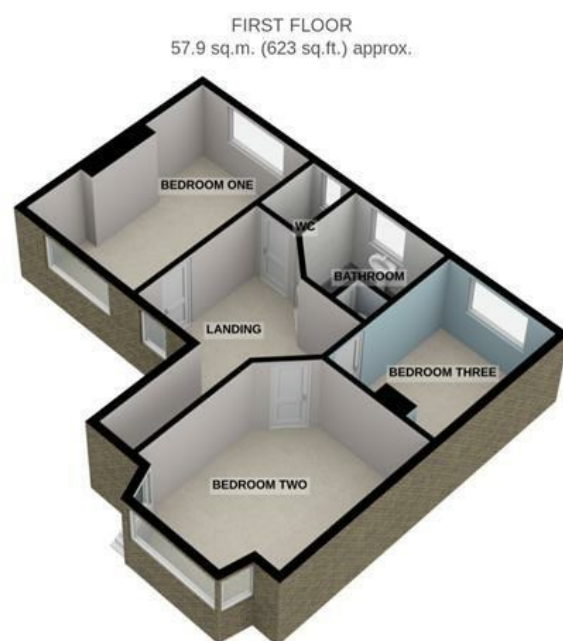




For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023

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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NEWBURY ROAD, LYTHAM ST. ANNES FY8 1DG

AUCTION GUIDE
£425,000

- SPACIOUS & WELL PRESENTED THREE EXTENDED BEDROOM DETACHED FAMILY HOME SET IN ONE OF ST ANNES MOST SOUGHT AFTER LOCATIONS OFFERED WITH NO CHAIN
- 3 BEDROOMS - 2 RECEPTION ROOMS - DINING KITCHEN - BATHROOM - UTILITY ROOM - TWO SEPARATE W.C'S
- A SHORT WALK TO AKS SCHOOL, FAIRHAVEN LAKE, THE SEA FRONT & CLOSE TO ST ANNES TOWN CENTRE
- DETACHED GARAGE AND DRIVEWAY - PRIVATE REAR GARDEN





Entrance
Entrance gained via solid timber door leading into;

Entrance Porch
Single glazed leaded windows to the front and rear, fully tiled floor, solid timber door with large glass insert leading into;

Hallway
UPVC double glazed windows to the front, double radiator, cupboard under the stairs providing storage, telephone point, stairs leading up to the first floor landing and doors leading to the following rooms;

Reception Room One
18'0 x 12'11 at widest point
Single radiators to the front and rear, marble hearth with an open fire, television point, curtains, carpet, picture rail, skirting boards.

Reception Room Two
14'11 into the bay x 11'10 at widest point
Single glazed leaded bay window, single radiator, tiled hearth with an open fire, carpet, skirting boards.

Downstairs WC
4'4 x 3'10 x
Single glazed opaque window to the rear, double radiator, two piece white suite comprising: wall mounted wash hand basin and WC, wood effect vinyl flooring, picture rail, part tiled walls, skirting boards.

Dining Kitchen
12'5 x 10'11
Single glazed leaded windows to rear and side, double radiator, range of wooden wall and base units, breakfast bar providing dining space, integrated oven and grill, four ring gas hob with overhead extractor fan, dishwasher, laminate work surfaces incorporating stainless steel sink and drainer with chrome mixer tap, part tiled walls, tile effect vinyl flooring.

Utility Room
9'8 x 8'0
Single glazed windows to the rear, solid timber door to the side with double glazed glass inserts, spaces for fridge freezer, washing machine and tumble dryer, range of cupboards providing storage space one of which houses the boiler, part coving, tile effect vinyl flooring, skirting boards.

First Floor Landing
Double radiator, small circular single glazed leaded window to the front and doors to the following rooms;

Bedroom One
17'2 x 10'4 at widest point
Single glazed leaded windows to the front and rear, double radiator to the front, picture rail, carpet and blinds, skirting boards.

Upstairs WC
6'8 x 2'10
UPVC double glazed windows to the rear, WC, loft hatch, part tiled walls, picture rail, carpet, skirting boards.



Bathroom
8'7 at widest point x 6'7
Single glazed opaque window to the rear, single radiator, two piece white suite comprising: pedestal wash hand basin with gold mixer tap and bath with gold mixer tap, electric shaver point, two inbuilt cupboards one housing a ' Gledhill ' hot water cylinder and another housing a water tank above both with space available for storage, part tiled walls, skirting boards.

Bedroom Three
10'11 x 9'1 at widest point
Single glazed leaded windows to the rear, single radiator, inbuilt wardrobes two of which are mirror fronted, carpets, picture rail, skirting boards.

Bedroom Two
14'11 into the bay x 10'11
Single glazed leaded bay windows to the front, double radiator, fitted wardrobes, mirror, picture rail, skirting boards.

Outside
Laid to lawn front garden with plant and shrub borders. Tarmacked driveway to the side providing off road parking for numerous cars and leading to the garage. Large and private rear garden which is laid to lawn with plant, tree and shrub borders, wooden summer house, secluded patio area with space for a table and chairs.

Garage
16'8 x 10'1
Driveway leading to single brick garage with electric up and over door. The garage has power, light and a water supply.

Other details
Council Tax Band - E (£2,646.00 per annum)
Tenure: Freehold
Energy Rating - D

Auctioner 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 of up to 6% inc VAT (subject to a minimum of £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.

