



**POULTON AVENUE, LYTHAM ST. ANNES
FY8 3JR**

ASKING PRICE £245,000

- OFFERED WITH NO CHAIN IS THIS DELIGHTFUL SEMI-DETACHED TRUE BUNGALOW - SITUATED IN A PEACEFUL RESIDENTIAL LOCATION
- BEAUTIFUL SOUTH-WESTERLY FACING REAR GARDEN - GARAGE AND DRIVEWAY. ENERGY RATING TBC
- TWO BEDROOMS - SPACIOUS LOUNGE - DINING KITCHEN - SUNROOM - SHOWER ROOM



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 entrance door, leads into porch:

Porch

Meter cupboard, door leads into hallway:

Entrance Hallway

Radiator, doors leading to following rooms:

Lounge

15'11 x 11'6

Spacious lounge with large UPVC double glazed walk in bay window to the front, further UPVC double glazed opaque window to the side, feature illuminated fireplace with marble effect backdrop and hearth housing living flame gas fire, radiator, television and telephone points, coving and ceiling rose.

Bedroom One

14' x 9'11

UPVC double glazed window to front, radiator, good range of fitted wardrobes with overhead cupboards and matching bedside cabinets, television point, telephone point, coving.

Kitchen

14'75 x 9'10

UPVC double glazed window to side and door leading to sun room, good range of wall and base units with laminate work surfaces, tiled to splashbacks, integrated appliances include: four ring electric hob with overhead illuminated extractor, double oven and grill, wall mounted boiler, plumbed for washing machine and dishwasher, space for fridge freezer, space for table and chairs.

Bedroom Two

14'09 x 8'05

Good range of fitted wardrobes, radiator, built in cupboards with hanging space, extractor fan, ceiling rose, sliding glass doors leading into:



Sunroom

26'02 x 6'

UPVC double glazed windows across the back and to the sides, UPVC door leading out to the side and patio doors leading out into the rear garden. Radiator, television point, plentiful power points.

Shower Room

9'1 x 7'

UPVC double glazed opaque window to the rear, three piece white suite comprising of: walk in shower, vanity unit incorporating wash hand basin and WC, tiled to splashbacks, extractor fan, radiator, storage cupboards with shelving.

Outside

The front garden is paved for ease of maintenance with an assortment of shrubs and bushes.

A concrete pattern imprinted driveway provides parking for three cars and runs down the side of the property leading to the garage. To the side of the property there is an external power point, water tap, security light and a secure gate.

The private, sun-filled rear garden enjoys a desirable south-westerly aspect and is mainly laid to lawn, bordered by a variety of mature shrubs and trees. A patterned concrete patio provides an ideal space for outdoor dining and seating. The garden also benefits from two brick-built outhouses with power, an external water tap, an outside power point, and a greenhouse.

Garage

Single garage with power and light.

Other Details

Tenure - Freehold

Council Tax Band - B (£1,876.99 per annum)

Energy Rating: TBC

There is a loft which is insulated.



| 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 | |