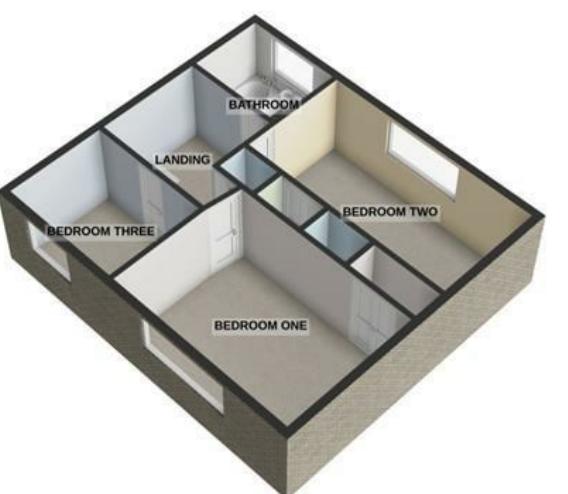


GROUND FLOOR  
57.8 sq.m. (622 sq.ft.) approx.



FIRST FLOOR  
49.0 sq.m. (528 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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## WALTER AVENUE, LYTHAM ST. ANNES FY8 3DR

BY AUCTION £130,000

- BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £130,000 WELL PRESENTED TERRACED FAMILY HOME IN QUIET RESIDENTIAL AREA
- CLOSE TO LOCAL SHOPS, BUS ROUTES AND MOTORWAY ACCESS
- THREE BEDROOMS - BRIGHT AND AIRY LOUNGE - SECOND RECEPTION ROOM/DINING ROOM - MODERN FITTED KITCHEN - DOWNTIME SHOWER ROOM/UTILITY AREA - THREE PIECE BATHROOM
- OFF ROAD PARKING FOR SEVERAL CARS - GENEROUSLY SIZED SOUTH WESTERLY FACING REAR GARDEN - EPC RATING: D



3



2



1/2



3



0



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

Entrance gained via UPVC door with double glazed inserts leading into;

#### Entrance Porch

UPVC double glazed windows to the front and side, wood effect laminate flooring, door leading into;

#### Entrance Hallway

Radiator, telephone point, under stair storage cupboard, wood effect laminate flooring, stairs leading up to the first floor landing, door lead into the following rooms;

#### Reception Room One

14'8 x 11'5

Large UPVC double glazed window to the front, large radiator, wooden fireplace housing living flame gas fire with granite backdrop and hearth, television point, coving.

#### Reception Room Two/Dining Room

21'4 x 9'6

UPVC door with double glazed inserts leading out to the rear garden, UPVC double glazed window to the rear, radiator, storage cupboard, 'Worcester' combi boiler, grey wood effect laminate flooring.

#### Kitchen

9'9 x 7'2

Good range of wall and base units, laminate work surfaces, stainless steel sink and drainer, space for cooker, plumbed for a dishwasher, wood effect laminate flooring, UPVC double glazed window to the side.

#### Downstairs Shower Room/Utility

7'1 x 5'

Three piece white suite comprising: overhead mains powered shower within cubicle, vanity wash hand basin and WC, plumbed for washing machine, uPVC marble effect panelling, tiled floor.

#### First Floor Landing

Loft hatch, storage cupboard, doors to the following rooms;

#### Bedroom One

13'10 x 11'5

UPVC double glazed window to the front, radiator, built in wardrobe, coving.

#### Bedroom Two

16'6 x 8'

UPVC double glazed window to the rear, radiator, built in wardrobes, coving.

#### Bedroom Three

9'2 x 7'11

UPVC double glazed window to the front, radiator, large inbuilt cupboard providing plentiful storage space.



#### Bathroom

6'4 x 5'6

Three piece white suite comprising of: bath with telephone style shower attachment, WC and pedestal wash hand basin, radiator, part tiled walls, vinyl flooring, UPVC double glazed opaque window to the rear,

#### Outside

To the front is a tarmacked driveway with parking for multiple vehicles. The spacious rear garden is laid to lawn bordered by tall hedges and established trees, part paved area perfect for garden furniture, large shed accessed via UPVC door.

#### Other Details

Tenure: Freehold

Council Tax Band: A ( £1,608.84 per annum )

#### AUCTIONEERS ADDITIONAL 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.

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 6,000 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.



#### 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