



LINDSAY AVENUE, LYTHAM ST. ANNES
FY8 3LN

ASKING PRICE £350,000

- IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOME, LOCATED IN A SOUGHT AFTER LOCATION AND OFFERED WITH NO CHAIN
- CONVENIENTLY CLOSE TO ST ANNES TOWN CENTRE, TRANSPORT LINKS, MOTORWAY ACCESS, LOCAL SHOPS AND SCHOOLS
- LOUNGE - DINING AREA/SECOND RECEPTION ROOM OPEN TO THE EXTENDED KITCHEN - SEPARATE WC UPSTAIRS - FAMILY BATHROOM
- GREAT SIZED REAR GARDEN WITH A WESTERLY ASPECT



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 doors with opaque glass inserts leads into:

Porch
Tiled flooring, original wooden door with stained glass decorative inserts leads into:

Entrance Hall
Original decorative stained glass window to the side, contemporary radiator, cupboard under the stairs, housing gas and electric meter and consumer unit, laminate flooring, stairs leading to first floor, doors lead to the following rooms:

Lounge
13'09 x 10'04
UPVC double glazed walk in bay window to the front allowing an abundance of light, feature paneled wall. electric log burning effect stove with tiled backdrop and hearth, television point, radiator, laminate flooring.

Dining Room/Second Reception Room
12'10 x 5'08
Bright and airy reception room with UPVC double glazed French doors leading out to the rear garden, multi fuel log burning stove with wooden mantle piece and tiled hearth, space for dining table and chairs, telephone point, radiator and tiled flooring. The dining room is open to:

Kitchen
14'03 x 9'10
UPVC double glazed window and side door with glass insert giving access to the rear garden, range of modern fitted wall base units with laminate work surfaces and breakfast bar, integrated appliances include: washing machine, 'Bosch' slimline dishwasher, 'Bosch' electric oven with grill, four ring gas hob with overhead 'Bosch' illuminated extractor fan, ceramic sink with drainer, 'Samsung' American style fridge



freezer, modern contemporary radiator, tiled flooring, recessed spotlights.

Stairs and Landing
Aforementioned staircase leading to the first floor, original decorative leaded window with secondary glazing, loft space which is boarded for storage, doors lead to the following rooms:

Bedroom One
11'11 x 10'03
UPVC double glazed walk in bay window to the front, radiator.

Bedroom Two
10'04 x 10'02
UPVC double glazed window to the rear, radiator.

Bedroom Three
10'06 x 7'02
UPVC double glazed window to the rear, radiator, laminate flooring.

WC
5'04 x 2'07
UPVC double glazed opaque window to the side, two piece suite comprising of: WC, floating wash handbasin, part tiled walls and tiled flooring.

Family Bathroom
8'11 x 4'09
UPVC double glazed opaque window to the side, three-piece suite comprising of: WC, vanity wash handbasin, bath with glass shower screen and mains plumbed shower, wall mounted heated towel rail, fully tiled walls and flooring, recessed spotlights.

Outside
The front of the property is blocked paved with parking for several vehicles with shrub and planting borders and a secure side gate leads to the rear



garden.

The rear garden has a Westerly aspect with wrap around decking perfect for entertaining, laid to lawn with shrub and planting borders and boasts beautiful apple and pear trees, good sized shed for storage, outside water tap.

Other Details
Tenure: Leasehold - lease length is 999 years
Ground Rent: £5.00 per annum
Council Tax Band: D (£2,509.35 per annum)
Energy Rating: TBC



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	