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.

The Propert Ombudsman

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COUNTY
Estate Agents

St. Annes 01253 **711511**



ALLENBY ROAD, LYTHAM ST. ANNES FY8 2DG

ASKING PRICE £235,000

- RECENTLY REFURBISHED SEMI DETACHED FAMILY HOME SET ON A CORNER PLOT IN SOUGHT AFTER RESIDENTIAL LOCATION - FREEHOLD
- CONVENIENTLY LOCATED FOR ST ANNES TOWN CENTRE, ST ANNES BEACH AND SEA FRONT, LOCAL SHOPS AND SCHOOLS, BUS ROUTES AND MOTORWAY ACCESS
- THREE BEDROOMS - TWO RECEPTION ROOMS - MODERN FITTED KITCHEN - CONTEMPORARY FAMILY BATHROOM WITH SEPARATE WC - UTILITY ROOM
- FRONT AND SIDE GARDENS - DRIVEWAY - EPC RATING: TBC - OFFERED WITH NO CHAIN INVOLVED

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Entrance
Entrance gained via UPVC door leading into:

Entrance Hall
UPVC double glazed opaque window to the front, telephone point, cupboard housing the gas meter, large under stair storage cupboard which houses the electric meter and fuse box, large radiator, picture rail, stairs to the first floor landing and doors to the following rooms:

Principle Reception Room
14'6 x 13'4
UPVC double glazed walk in bay window to the front, tiled fireplace housing living flame effect electric fire, large radiator, picture rail, coving.

Reception Room Two
14'5 x 12'10
UPVC double glazed window to the front, decorative wooden fireplace with tiled back drop and hearth, large radiator, coving, door leading into:

Kitchen
12'8 x 7'4
Three UPVC double glazed windows to the front allowing an abundance of natural light, single glazed opaque window to the rear, good range of wall and base units, wood effect laminate work surfaces, one and half stainless steel sink bowl and drainer, tiled to splash backs, overhead illuminated extractor hood, 'HYE' induction hob, 'Electrolux' electric oven, 'Indesit' dishwasher, radiator, recessed spotlights, tile effect vinyl flooring, wooden sliding door leads into:

Utility Room
7'6 x 5'6
UPVC door leading out to the front garden, UPVC double glazed opaque window to the front, base unit with wood effect laminate work surface, stainless steel sink bowl and drainer, 'Baxi' combi boiler, 'Indesit' washing machine and fridge freezer, tile effect laminate flooring.

First Floor Landing
Split level landing with loft hatch, radiator, picture rail and doors leading into the following rooms:

Bedroom One
14'1 x 13'4
UPVC double glazed walk in bay window to the side, large radiator, two inbuilt wardrobes, coving

Bedroom Three
7'10 x 9'2
UPVC double glazed window to the front, radiator, coving.

Bedroom Two
12'11 11'1
UPVC double glazed window to the front, large radiator, television point, coving

WC
4'2 x 2'9
UPVC double glazed opaque window to the front, white WC, part tiled walls, tile effect vinyl flooring.

Bathroom
9' x 7'6
UPVC double glazed opaque window to the front, three piece white suite comprising of: overhead mains powered shower within shower cubicle, bath and pedestal wash hand basin, large radiator, part tiled walls, tile effect vinyl flooring, coving.

Outside
The front garden laid to lawn bordered by plants and shrubs, gates open up to driveway, double external power point and external water point. There is a wooden gate leading to a further garden which is also laid to lawn bordered by plants and shrubs.

Other Details
Tenure: Freehold
Council Tax Band: C

* The property benefits from a new boiler, new carpets throughout, new kitchen, new bathroom, freshly decorated throughout and the utility room has been re-plastered. *
* The white goods are included as part of the sale of the property *

