



**Lytham**  
Estate Agents

**Lytham Estate Agents**  
2a Clifton Square,  
FY8 5JP

Telephone: 01253 796996

Email:  
[info@lythamestateagents.co.uk](mailto:info@lythamestateagents.co.uk)

Website:  
[www.lythamestateagents.co.uk/](http://www.lythamestateagents.co.uk/)



**39 Poulton Avenue, Lytham St. Annes FY8 3JR**

**£425,000**

*Well Presented Four Bedroom Detached Dormer Bungalow Set On a Large Plot With Driveway And Private Well Established Front And Rear Gardens, Situated Close To Lytham And St Annes Town Centres, Great Schools And Amenities.*



**Porch** 6'11" x 7'1" (2.11m x 2.16m)

Tiled porch with UPVc front door, double glazed windows to the front, cupboard housing metre boxes, and UPVc door and double glazed frosted window to the entrance hall.

**Entrance Hall** 8'9" x 13'10" (2.67m x 4.23m)

Spacious entrance hallway with Karndean flooring, carpeted stairs, radiator, understairs storage cupboard and access to ground floor rooms.

**Lounge** 12'6" x 23'8" (3.83m x 7.22m)

Large lounge with laminate effect vinyl flooring, double glazed bay window to the front, two double glazed windows to the side, three radiators, wall mounted gas fire with stone surround.

**Kitchen** 10'4" x 11'8" (3.17m x 3.58m)

Spacious and bright, this fitted kitchen features wood effect wall and base units with complimenting worktops, under cabinet lighting, Karndean flooring a vertical radiator and spotlights throughout. Appliances include a wall mounted electric oven, induction hob, integrated dishwasher and fridge freezer, and a Belfast style 1 1/2 sink with chrome mixer. The large room is open to the sunny conservatory, with a double-glazed window to the side.

**Conservatory** 30'6" x 9'7" (9.30m x 2.93m)

Exceptionally large sunny conservatory with a range of double-glazed windows to the sides and rear with beautiful garden views. With a UPV door to the side leading to the driveway, a further UPV door and a set of double-glazed sliding doors to the decking. Finished with two radiators and wall lights.

**Bedroom One** 9'4" x 12'9" (2.85m x 3.90m)

Ground floor double bedroom with carpeted flooring, radiator, ceiling fan light, double glazed window to the front and a range of fitted wardrobes and dressing table.

**Bedroom Four / Reception Room** 11'5" x 10'4" (3.49m x 3.15m)

Carpeted room that could be used as a fourth bedroom or second reception room. With a radiator and double glazed sliding doors to the conservatory.

**Bathroom** 8'4" x 6'5" (2.56m x 1.98m)

Four-piece family bathroom comprising of WC with push button flush, pedestal basin with chrome mixer tap, free standing roll top bath with chrome claw feet and chrome mixer tap, and a corner shower with sliding door, rain head and additional shower attachment. With vinyl flooring, tiled walls, spotlights, a chrome ladder radiator and a double-glazed frosted window to the rear.

**First Floor Landing**

Carpeted stairs and landing with access to first floor bedrooms and WC.

**Bedroom Two** 10'0" x 13'11" (3.07m x 4.25m)

Double bedroom with dual aspect double glazed windows at the front and rear, with carpeted flooring, two ceiling lights, a radiator and eaves storage.

**Bedroom Three** 13'0" x 10'0" (3.98m x 3.07m)

Double bedroom with carpeted flooring, radiator, eaves storage and double-glazed window to the rear.

**WC** 6'3" x 3'6" (1.92m x 1.07m)

Vinyl flooring, WC with push button flush, vanity unit with wash basin and chrome mixer, radiator, and double-glazed frosted window to the rear.

**Detached Garage** 5.28 x 3.03

Detached garage with power and lighting throughout, an up and over door to the front and a personal door to the side. Plumbed for washer and dryer.

**Externally**

The property sit on a large plot boasting a block paved driveway leading to a detached garage. The front features a well established front garden complete with plants, bushes and trees, providing privacy to the front of the home.

The rear garden is well established with sectional seating areas and mature plants and shrubbery. The garden features a large composite decking outside the conservatory, which steps down onto a block paved pathway leading round the garden, that boasts two ponds and another decked area to the rear.

**Additional Information**

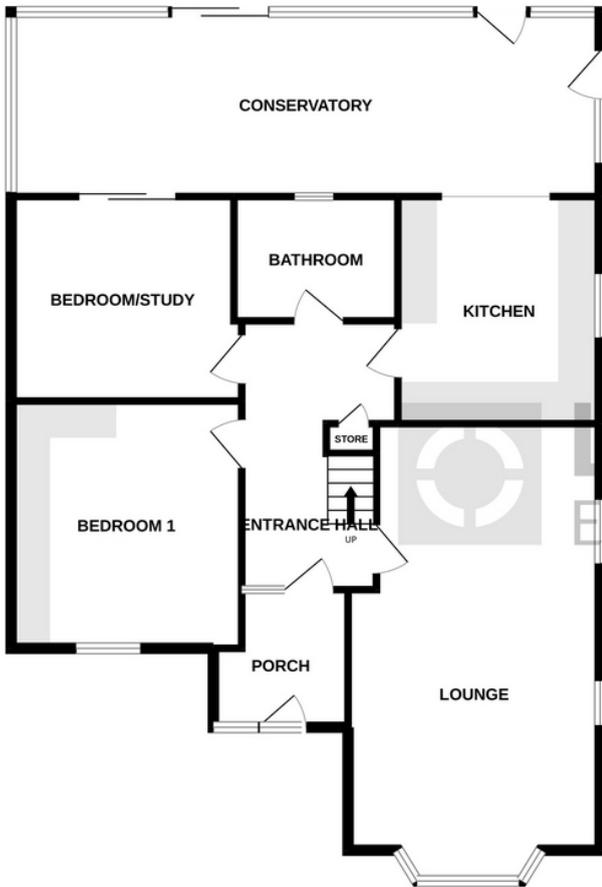
Tenure -

Council Tax - Band D

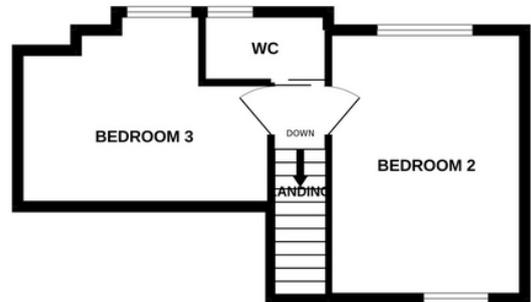


# Floor Plans

GROUND FLOOR  
1170 sq.ft. (108.7 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022