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Estate Agents

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**12 Fairview Avenue, Lytham St. Annes FY8 3TA**

**£199,950**

*Charming Three-Bedroom Family Home in a Serene Residential Area. Viewing essential to appreciate the size on offer! VIDEO TOUR AVAILABLE!*



**Entrance Hall**

Composite obscure double glazed door and windows to the front. Carpeted area to entrance, laminate flooring, carpeted staircase leading to the first floor, coving, ceiling light, useful fitted storage/cloaks cupboard, and radiator with decorative cover. Doors leading to the following rooms:

**Lounge**

UPVC double glazed window to the front. Coving, ceiling light, TV aerial point, carpeted flooring and feature fireplace with granite back and hearth and inset gas fire.

**Dining/Sitting Room**

UPVC double glazed window to the rear. Carpeted flooring, TV aerial point, coving, ceiling light and recessed fireplace housing log burner.

**Kitchen**

UPVC double glazed window to the rear and obscure door to the side. Range of fitted wall and base units with laminate work surfaces and inset single bowl sink and drainer with chrome mixer tap. Integrated Zanussi oven and four ring gas hob, with extractor above. Cupboard housing combi boiler. Splash back panelling, tiled flooring, part tiled walls, chrome ladder style towel radiator, coving, ceiling light and space for under counter fridge freezer. Door to:

**Utility**

UPVC double glazed obscure window to the side. Laminate work surface, tiled flooring and space and plumbing for washing machine and tumble dryer.

**First Floor Landing**

Aforementioned staircase from the ground floor. UPVC double glazed obscure window to the side. Carpeted flooring, coving and ceiling light. Doors leading to the following rooms:

**Bedroom One**

UPVC double glazed window to the front. Range of fitted wardrobes and drawers with cupboards above and fitted mirror. Carpeted flooring, wall lights, ceiling light, coving and radiator.

**Bedroom Two**

UPVC double glazed obscure window to the rear. Range of fitted wardrobes housing TV aerial point. Carpeted flooring, radiator, coving and ceiling light.

**Bedroom Three**

UPVC double glazed window to the front. Carpeted flooring, radiator, ceiling light, coving and TV aerial point.

**Family Bathroom**

UPVC double glazed obscure window to the rear. Two piece white suite, comprising: panelled bath with chrome mixer tap, wall mounted chrome controls with handheld shower attachment on riser rail, and glass shower screen; and pedestal wash hand basin with chrome mixer tap. Tiled walls and flooring, two chrome ladder style towel radiators, coving, ceiling light and fitted corner vanity cabinet.

**Separate WC**

UPVC double glazed obscure window to the side. Ceiling light, tiled walls and flooring, and WC with push button flush.

**External**

To the front, the garden has been paved and stone chipped with bordering plants and shrubs. Double wrought iron gates give access for parking.

To the rear, the private low maintenance garden has been paved, with bordering shrubs and trees. Large timber shed, external lighting and gated access to the front and rear.

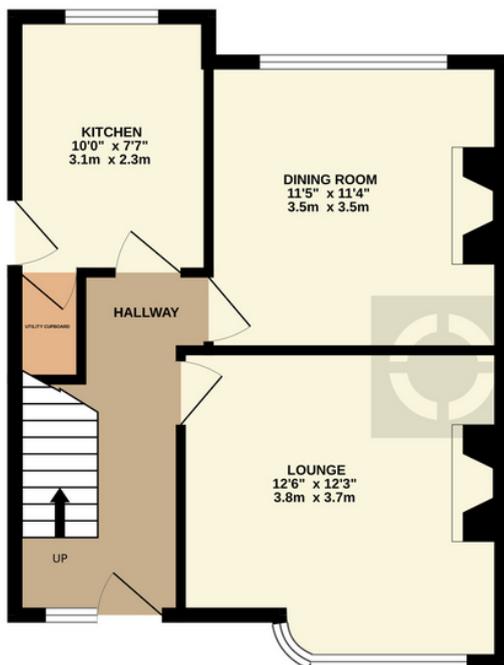
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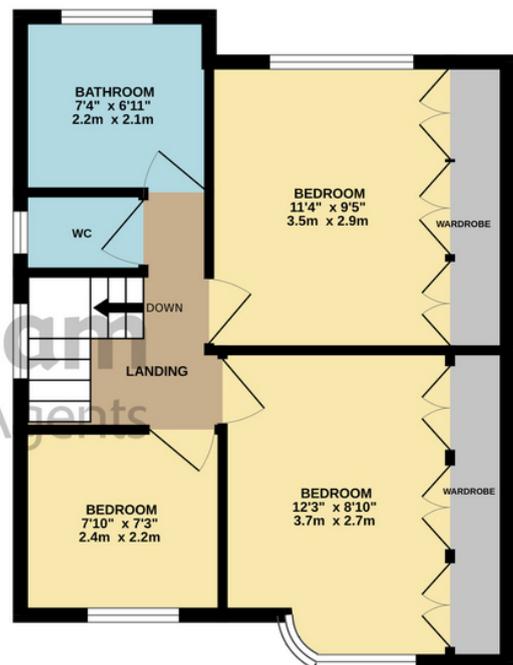


# Floor Plans

GROUND FLOOR



1ST FLOOR



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.  
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