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53 Sandhurst Avenue, Lytham St. Annes FY8 2EH

£370,000

Spacious 3-Bedroom Detached Bungalow in a Peaceful Residential Setting - No Onward Chain



Entrance Vestibule

UPVC double glazed obscure windows and door to the front. Ceiling lights and tiled flooring. Obscure leaded door and surrounding windows lead into:

Entrance Hallway

Carpeted flooring, radiator, coving, loft access hatch, telephone point, meter cupboard housing consumer unit. Doors leading to the following rooms:

Lounge

UPVC double glazed bay window to the front. Carpeted flooring, radiators, coving, ceiling light with period moulding, TV aerial point and feature fireplace with marble back and hearth and inset gas fire.

Double Bedroom One

UPVC double glazed bay window to the front. Radiator, carpet, ceiling light with decorative moulding, coving, range of fitted furniture incorporating wardrobes, over bed storage, bedside units, dressing table and drawers.

Double Bedroom Two

UPVC double glazed window to the side. Carpeted flooring, radiator, ceiling light, coving and range of fitted wardrobes, drawers, over bed storage and bedside units.

Double Bedroom Three

UPVC double glazed windows to the side. Radiator, coving, carpeted flooring and ceiling light. Glazed door and windows to conservatory.

Dining Room

Opening and internal window from entrance hallway. Ceiling light, coving, radiator, Carpeted flooring and useful linen storage cupboard. Doors leading to the following rooms:

Kitchen

UPVC double glazed window to the rear and obscure door to the side. Range of fitted wall and base units incorporating laminate work surfaces and inset single bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances include: Zanussi double oven/grill, 4 ring electric hob with built-in extractor above, Jet system washing machine and Hotpoint fridge freezer. Wall mounted Worcester boiler. Carpeted flooring, radiator, tiled splash backs, panelled ceiling and ceiling lights.

Conservatory

UPVC double glazed windows and French doors to the side and rear. Ceiling fan with light, laminate flooring and radiator.

Shower Room

UPVC double glazed window to the rear. Three piece white suite, comprising: corner step-in shower enclosure with glass sliding doors, wall mounted chrome controls and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Tiled walls and flooring, extractor fan, spot lighting, panelled ceiling, wall mounted illuminated mirror and radiator.

WC

UPVC double glazed obscure window to the rear. WC with push button flush. Tiled walls and flooring, radiator, spot lighting and panelled ceiling.

External

To the front, a gated driveway provides off road parking whilst leading to the low maintenance paved front garden with attractive plated areas.

To the rear, the garden is paved with a variety of bordering trees and shrubs, and raised planters. Outside tap. Gated access to the side. Two wooden sheds with power.

Garage

Brick built single garage with up and over door. Wooden personal access door and window to the side to garden. Power and lighting.

Additional Information

Tenure -

Council Tax Band -

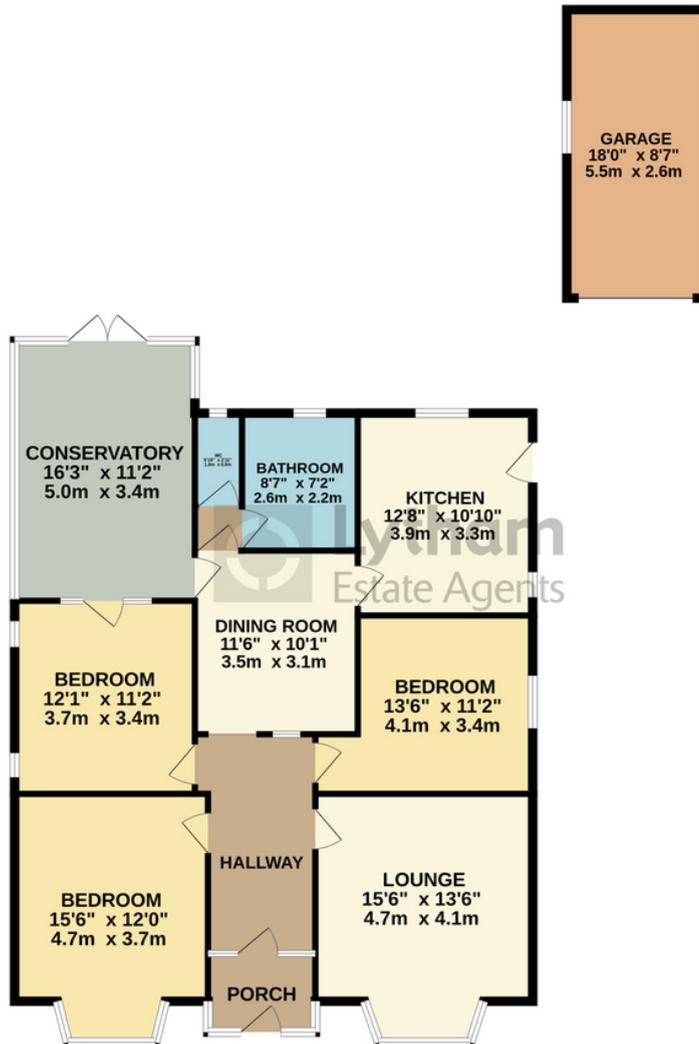
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Floor Plans

GROUND FLOOR
1431 sq.ft. (132.9 sq.m.) approx.



TOTAL FLOOR AREA : 1431 sq.ft. (132.9 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.
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