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Tennyson Avenue
Lytham St. Annes FY8 5BP

£172,500

Semi Detached Family House
Situated on a Corner Plot

Situated in Sought After
Residential Area Close to Lytham
Town Centre

Two Reception Rooms and
Conservatory

Off Road Parking and Single
Garage

Situated in Sought After
Residential Area

EPC = E



Tem-po are delighted to bring this three bedroom semi detached house to the market. Situated on a corner plot in a popular residential area within a short walking distance of Lytham Town Centre. The property briefly comprises of; Hall, Lounge, Second Reception, Conservatory, Kitchen and Utility. The first floor comprises of Three Bedrooms and Family Bathroom. EPC=E

**For an appointment to view call 01772 633399 or email
info@tem-po.co.uk**



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Bedroom 3 6' 8" x 5' 11" (2.03m x 1.80m)

Timber framed double glazed window to the front elevation, panel radiator and access to loft.

Family Bathroom 8' 5" x 7' 3" (2.56m x 2.21m)

Hand wash basin with pedestal, and corner panel bath. Fully tiled walls, wall mounted heated towel rail, laminate flooring, ceiling light and obscure uPVC double glazed window. Separate WC - 8'5 x 2'9

Exterior

Enclosed private low maintenance front, side and rear garden area's with off road parking, single garage and timber storage shed.

Entrance Hall

Approached through a secure timber door with side window, panel radiator, laminate flooring, understairs storage cupboards, wall lights and stairs leading to first floor rooms.

Lounge 13' 3" x 10' 2" (4.04m x 3.10m)

Tasteful lounge with timber framed double glazed bay window to the front with open aspects. Laminate flooring, panel radiator, coving, ceiling and wall lights.

Second Reception Room 11' 5" x 9' 11" (3.48m x 3.02m)

Cosy reception room with feature coal effect electric fire with tiled back, hearth and timber surround. Panel radiators, coving and ceiling light.

Conservatory 15' 10" x 10' 4" (4.82m x 3.15m)

Light and spacious conservatory with uPVC windows and brick base. Panel radiator, timber flooring and French doors leading to side and rear garden.

Kitchen 12' 4" x 6' 8" (3.76m x 2.03m)

The stylish, modern kitchen has a comprehensive range of Black Gloss eye and base level units with contrasting White Sparkle worktops and tiled splash backs. Built in electric double oven and grill oven, 4 ring gas hob with extractor fan above, laminate flooring, ceiling light, single bowl sink and drainer with mixer tap. uPVC French Doors lead to rear garden.

Utility room 10' 11" x 8' 11" (3.32m x 2.72m)

Ceramic tiled flooring and uPVC double glazed windows, 1.5 bowl sink and drainer with mixer tap, plumbed for washing machine. This room has the potential to be opened up from the kitchen to make a family/dining area.

Landing

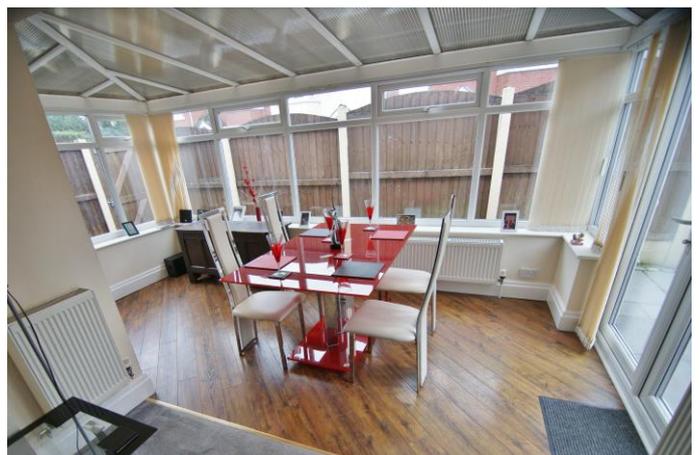
Providing access to all first floor rooms.

Bedroom 1 12' 11" x 10' 11" (3.93m x 3.32m)

Light and airy master bedroom with fitted wardrobes and matching drawers. Timber framed double glazing to the front elevation, panel radiator, ceiling light and coving.

Bedroom 2 12' 8" x 10' 10" (3.86m x 3.30m)

uPVC double glazed window to the side elevation, panel radiator, ceiling light and coving.



Council Tax Band = C

Tenure

We have been advised by the vendor that this property is, Leasehold this information should always be checked by a solicitor prior to purchase.

Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.





Terms & Conditions

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