

Asking Price £750,000



Armitstead
Barnett

Eden Avenue, Lytham St Annes, FY8 5PS





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- Gorgeous 5 bedroom Victorian home
- Semi-detached in a superb coastal location
- Dining kitchen and 2 reception rooms
- 5 bedrooms, 3 bathrooms
- Courtyard style garden to the rear
- Off road parking
- Walking distance of Lytham and the beach
- No onward chain



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This gorgeous Victorian home is nestled along Eden Avenue in an attractive position on 'The Avenues' in Lytham. This fabulous Victorian home offers well laid out and generous accommodation and oozes period features throughout to include high ceilings, beautiful bay windows, coving, moulding, attractive fireplaces and staircase. This beautiful home has been improved by the current vendors and offers sumptuous accommodation throughout

The substantial front door opens into the entrance vestibule which has an original tiled floor and part glazed door into the entrance hall. The entrance hall is spacious and the height and tone of this impressive nature of this property is set from the outset

The entrance hall has doors off to various ground floor rooms and a staircase which rises up to the first floor. There is a WC under the stairs.

A stunning room, the lounge has a beautiful bay window to the front of the property which is shuttered. There is a timber floorcovering and an attractive open fire with a limestone surround giving a cosy focal point to the room. This room also has the benefit of fitted shelving and storage. The lighting here being designed by James Kok lighting.

The dining room is an attractive room which has patio doors which lead out to the rear of the property and includes a range of built in cabinets along with an open fire set in an impressive marble surround. There are part timber panelled walls.

The living kitchen has a range of modern kitchen units by Alan Parker in Kirkham along with a contrasting quartz work surface and a complimentary central island. Integrated appliances include AEG oven, combi oven, Bora hob with in-built extraction along with a Fisher and Paykel fridge freezer. There is a breakfast bar incorporated with the central island providing space to dine or lounge. Patio doors leads out to the rear courtyard style garden making this great for outdoor entertaining.





The impressive staircase rises to the first floor where there is a spacious landing. The principal bedroom is a truly stunning room which has a large window to the front of the property ensuring there is plenty of natural light along with built in wardrobes. Lighting in here has also been designed by James Kok lighting. There is an ensuite which 'jack and jills' to the hall and includes a bath, a wall mounted wash handbasin along with a walk-in shower. There is a window to the rear of the property.

There are two further bedrooms on this floor and the family bathroom includes a double ended bath, WC, shower with wash handbasin set in a unit. Each bathroom benefits from Snug underfloor heating. The lighting has also been designed by James Kok lighting.

The staircase rises to the second floor where there are two further bedroom spaces and a shower room which includes a shower, wall mounted WC, wash handbasin set in a unit along with a frosted window.

Outside there is a driveway at the front providing off road parking. At the rear there is a wall courtyard style area which includes raised beds and an expanse of patio, perfect for outdoor entertaining.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system. We understand the chimney in the lounge will need lining. The front windows have been replaced and the house was repointed approximately 12 months ago and the roof was also done.

Parking allocated and number of spaces : Driveway parking in front of the house for two cars.

Construction Type : Red brick Victorian house

Building Safety : None known.

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / AONB : The property is located in Fylde conservation area.

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Openreach available in the area

Mobile signal: EE, O2 and Vodafone available in the area

B4RN : vendor advised the property is connected to B4RN (add in if available)

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Leasehold with vacant possession upon completion.

Local Authority: Fylde Borough Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///amid.handbag.though

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 208.28 sq m / 2242 sq ft



Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Market Place, Garstang,

Lancashire PR3 1ZA

01995 603 180

garstang@abarnett.co.uk

South Lancashire

59 Liverpool Road North,

Burscough, Lancashire L40 0SA

01704 895 995

burscough@abarnett.co.uk

Cumbria

Lane Farm, Crooklands,

Milnthorpe, LA7 7NH

01539 751 993

cumbria@abarnett.co.uk

Ribble Valley

5 Church Street, Clitheroe,

Lancashire BB7 2DD

01200 411 155

clitheroe@abarnett.co.uk

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Barnett