



Wicklow Avenue, Lytham St Annes, FY8 4TD

Offers over £500,000







Wicklow Avenue, Lytham St Annes, FY8 4TD



4 Bedrooms



2 Bathrooms

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- Attractive 4 bedroom home
 - Extended and recently improved by the current vendors
 - Lovely position, set on the side of the green area in the centre
 - Walking distance to Lytham town Centre, yet tucked away in a quieter location
 - Range of good schools and amenities in the area
 - Train station at Moss Side and Lytham. Mainline station in Preston
 - Good access to the main road and motorway network



Welcome to 1 Wicklow Avenue! This well presented home has been extended and recently improved by the current vendors and offers some super space. The open living kitchen will be the hub of this family sized home and there are 2 further reception rooms on the ground floor. The first floor has 4 bedrooms and 2 bathrooms.

There is block paved parking ahead of the property and an EV point. The front door opens into the entrance porch, a great place for coat and shoe storage, a further door opens into the entrance hall where there are doors off to the various ground floor rooms and a staircase to the first floor. The WC is found off the entrance hall and includes a WC, pedestal wash basin and a heated towel rail. The lounge has a lovely bay window which lets light flood into this super room. There is a range of Hammond's fitted furniture too.

The living kitchen is likely to be the hub of this home with a range of wall and base units and a central island with a highly social breakfast bar. Integrated appliances include a full length fridge, undercounter freezer, microwave, oven, dishwasher, induction hob with an extractor, a Quooker tap to include sparkling water functionality. There is also a point for an electric Aga. This room has plenty of space for both lounging and dining and also has the benefit of Sonos speakers in the ceiling. Velux windows, bifold doors and glazing to the rear gardens ensure the room is bright. New windows and bifold doors have been recently added throughout the property in 2023. The flooring in the hall and kitchen is oak.

The utility room also has a stable style door to the rear garden and includes a range of units and along with a point for a washer and a drier. A further reception room is also found here, currently used as a gym/study, handily giving another space to break away from the hustle and bustle of family life. This room has the benefit of recently laid Amtico flooring.





The staircase rises up to the first floor where there are 4 bedrooms in total. The principal bedroom has views to the front of the property and includes a shower ensuite. This lovely bedroom space has a range of Sharps fitted wardrobes. The family bathroom has a 'P' shaped bath with shower over, WC and pedestal wash basin.

The house has a bespoke shed, useful for storage at the side. The rear gardens enjoy a patio and lawned garden.

The garden has decorative lavender and shrubbery with patio and well maintained lawn area surrounded by a fence, recently landscaped in 2023. The front has parking where we understand there is parking for three cars. There is an expanse of well presented lawn and shrub gardens giving an attractive front to the property.



The property is positioned along Wicklow Avenue, a settled road on the outskirts of Lytham. The house is positioned on the edge of the upmarket town of Lytham and is within walking distance to the amenities of Lytham to include an impressive range of independent shops and boutiques, supermarkets, cafés, restaurants and wine bars, places of worship and health care providers. The promenade at Lytham has the iconic Lytham windmill and green, there are some superb parks including Park View and Lowther Gardens. Lytham Hall is steeped in history and makes an interesting element to the town. There is a good range of schools in the rear and private schools include AKS Lytham and Kirkham Grammar School. A train station is found at Moss Side and Lytham along with a mainline station in Preston, there is also good access to the main road and motorway network making it a great choice for those who commute.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : Parking available for multiple vehicles on the driveway.

Construction Type : Brick, tiled/slate roof

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

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 3.

Unimplemented Planning Consents : None known

Planning Consents affecting the property : 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 : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: EE, Three available in the area

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

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

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

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead 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 Freehold 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 : //grandest.walled.paddle

Money Laundering Regulations Compliance: please bear in mind, that Amitstead 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.

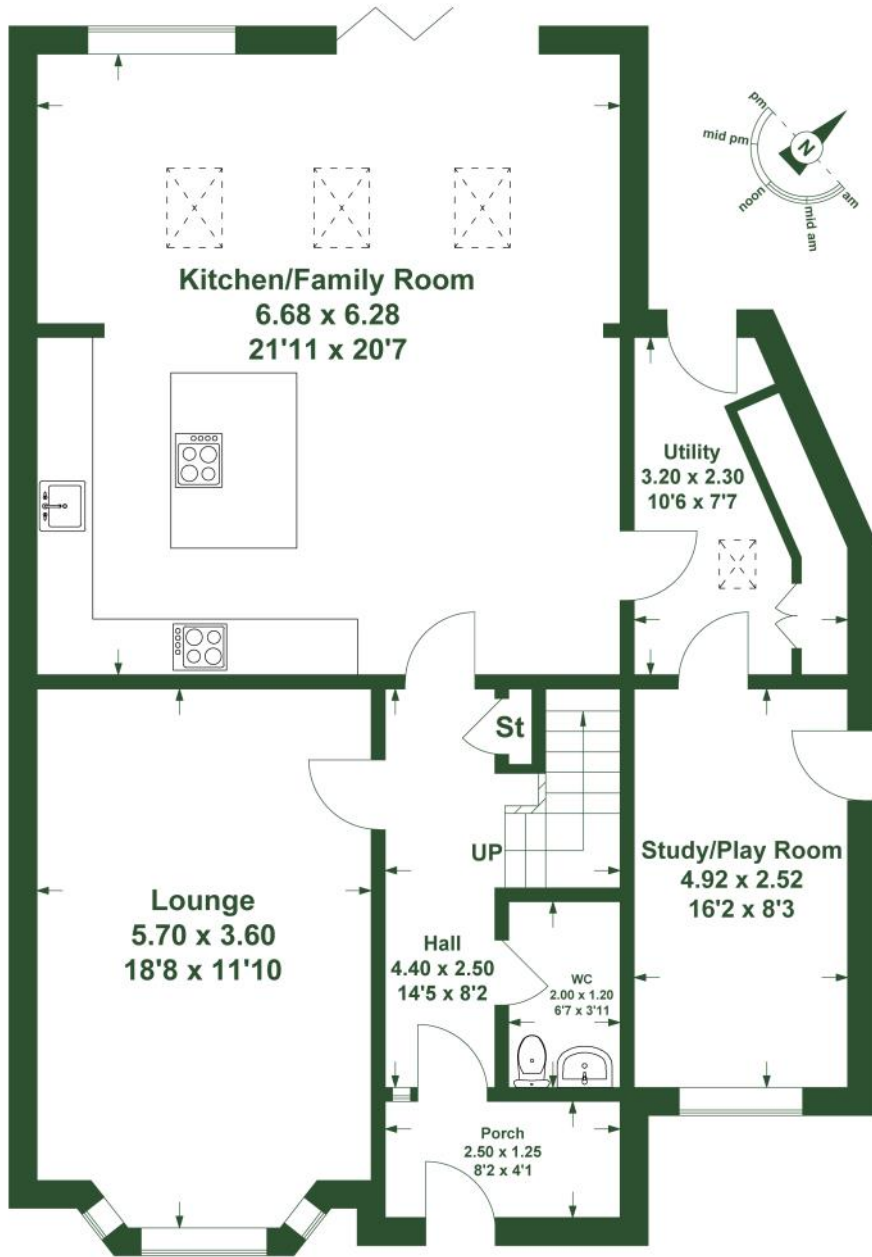
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive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

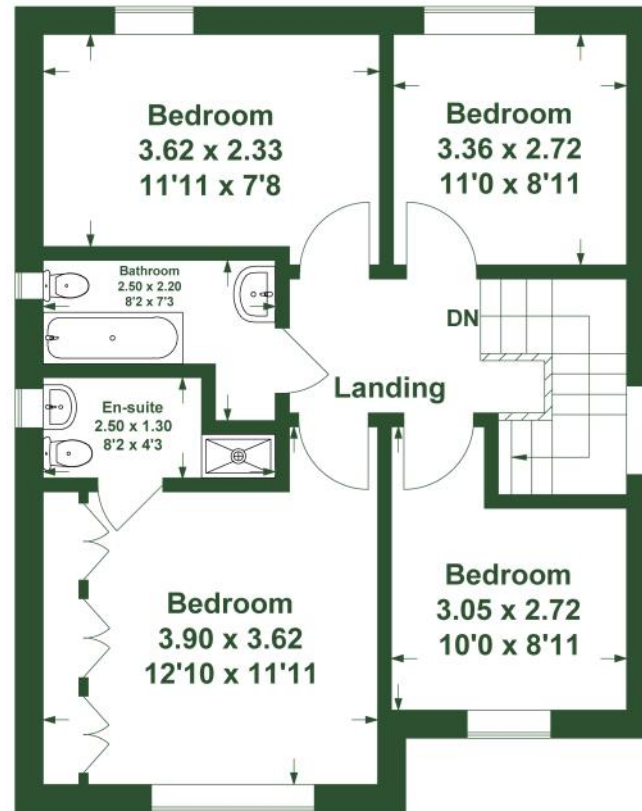


Approximate Gross Internal Area : 145.34 sq m / 1564 sq ft



Ground Floor

This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



First Floor

Armitstead 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 Armitstead 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 Armitstead 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	78 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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