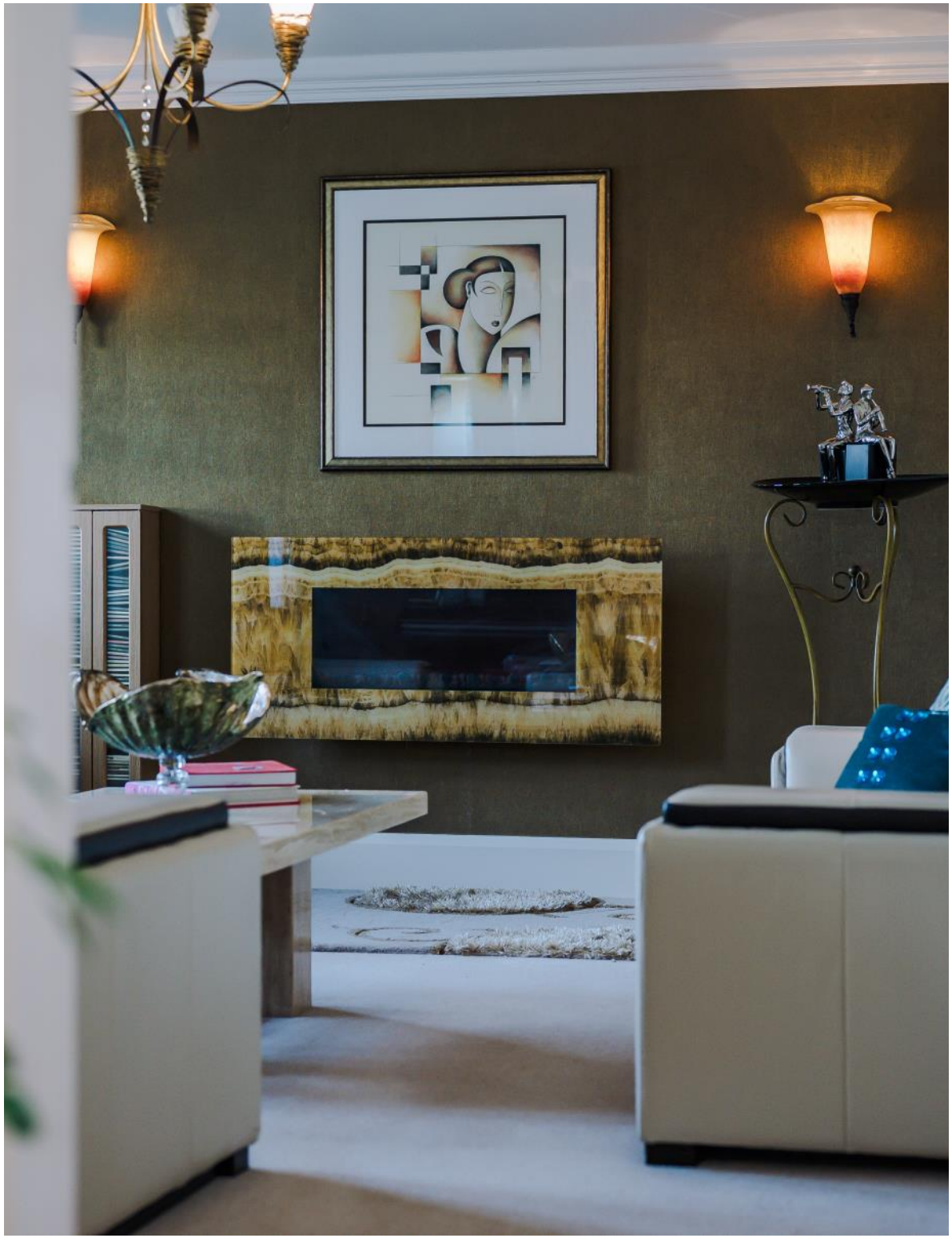


Victory Boulevard, Lytham St Annes, FY8 5TH

Offers over £870,000





Victory Boulevard

Lytham St Annes, FY8 5TH

Offers over £870,000

6 Bedrooms

4 Bathrooms

- Impressive detached home in the sought after Lytham Quays community. A stones throw from the seafront.
- Welcoming entrance hall, 3/4 reception rooms, 6 bedrooms and 4 bathrooms. Separate laundry/ utility room.
- Double garage and off-road parking.
- Desirable position along Victory Boulevard, close to some beautiful coastal walks.
- Mature gardens to the front and rear.
- Good access to the main roads, rail and motorway networks.







Welcome to coastal Lytham Lifestyle... This impressive, detached family home is set in a highly desirable position along Victory Boulevard, all within walking distance of the popular coastal Town of Lytham. Offering above 4000 sq. ft of internal accommodation which incorporates 3 / 4 reception rooms, 6 bedrooms and 4 bathrooms making this a super place for a family or ideal for those who enjoy entertaining guests or those who love space! In addition, there is a double garage and plenty of private off-road parking at the rear.

The property is found on the prominent Victory Boulevard on Lytham Quays, all just a short walk from the Estuary and the iconic Lytham Green where there is oodles of open space to be enjoyed. The high -end Lytham Town Centre offers so very much, with a great range of independent shops, as well as supermarkets, a range of cafes and restaurants. The town is alive in both the day and in the evening. There is a super range of primary and secondary schools in the locality. Private Schools include AKS Lytham, Rossall School and Kirkham Grammar School.

A train station is found in Lytham with the main line station in Preston. Access to the main road and motorway network is good, making this a great option for those who want to live in a lovely spot but also need to be able to commute with ease.

The highly attractive façade is approached from a gate in the steel railings at the front and a path leads to the substantial front door. The front door opens into a wonderful welcoming hallway, here you can feel the sense of space that this home has. There are doors off to various ground floor rooms including the wc and an attractive staircase rises to an attractive galleried style landing. The sitting room and study are found either side of the entrance hall and have views to the front. A more formal lounge is also found at the front of the property and has a contemporary electric fire giving a cosy focal point





The layout at the rear works incredibly well for modern family living, with the kitchen, conservatory and dining room giving great living space and are ideal for entertaining.

The kitchen itself is a range of units in gloss with a contrasting work surface over. Integrated appliances include a double oven, microwave, dishwasher, hob with extractor over, fridge and freezer.

A raised breakfast bar ensures there is a sociable fee to the room. Patio doors lead out to the lovely conservator where views over the well stocked gardens can be admired. Both the conservatory and dining room have patio doors to the garden ensuring the house is great for entertaining outdoors and in!



The utility room/laundry is next to the dining room and garage. With access to the garage from this space. There is a sink and drainer with further under counter cupboards providing ample storage. Sockets are provided for three under counter units, currently occupied by a washing machine and tumble dryer. A part glazed door leads out to the garden. The garage further benefits from electric up and over doors.

The formal lounge sits to the front of the home with four windows looking out to the front Allowing plenty of light to flood the room. There is also a feature fire creating a central focal point to the room. Perfect for those relaxing nights by the fire watching your favourite soap.

The dining room and the conservatory are positioned to the rear , of the home and open out onto the rear gardens, again providing plenty of natural light.


SERENITY
F&M





The staircase rises to the spacious first floor landing which overlooks the hall where doors lead off to the three bedrooms to this floor. Bedrooms 1 & 3 both benefit from a dressing room with a range of fitted wardrobes and an en-suite bathroom each. Bedroom 2 is positioned to the front of the property and again benefits from its own en-suite.

A further staircase rises to the second floor where there are 3 good sized bedrooms and a shower room. The shower room is complete with a shower, wc and pedestal wash hand basin.

There are lawed and bedded gardens at the front and rear, giving the property an attractive setting. To the rear, there are steel gates and a walled block paved courtyard providing plenty of private off-road parking ahead of the double garage.

The property is well placed for enjoying the amenities of Lytham. The area offers a good selection of independent shops, cafés, restaurants and everyday facilities, while the seafront and promenade provide opportunities for coastal walks and outdoor recreation.









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: On the drive and within the double garage

Construction Type : Brick

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : None known.

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 : N/A

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.

Management Company : The property is managed by Homestead.

Communications :
Broadband: Openreach available in the area
Mobile signal: EE, Three, Vodafone & 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: Armitstead Barnett 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 for 900 years from 1st January 2006 with 880 years remaining. The ground rent is £300 and annual service charge of £388.12 payable to Shenstone Properties.

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

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 when the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings

What3words Location : ///entertainer.deflated.clip

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett 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

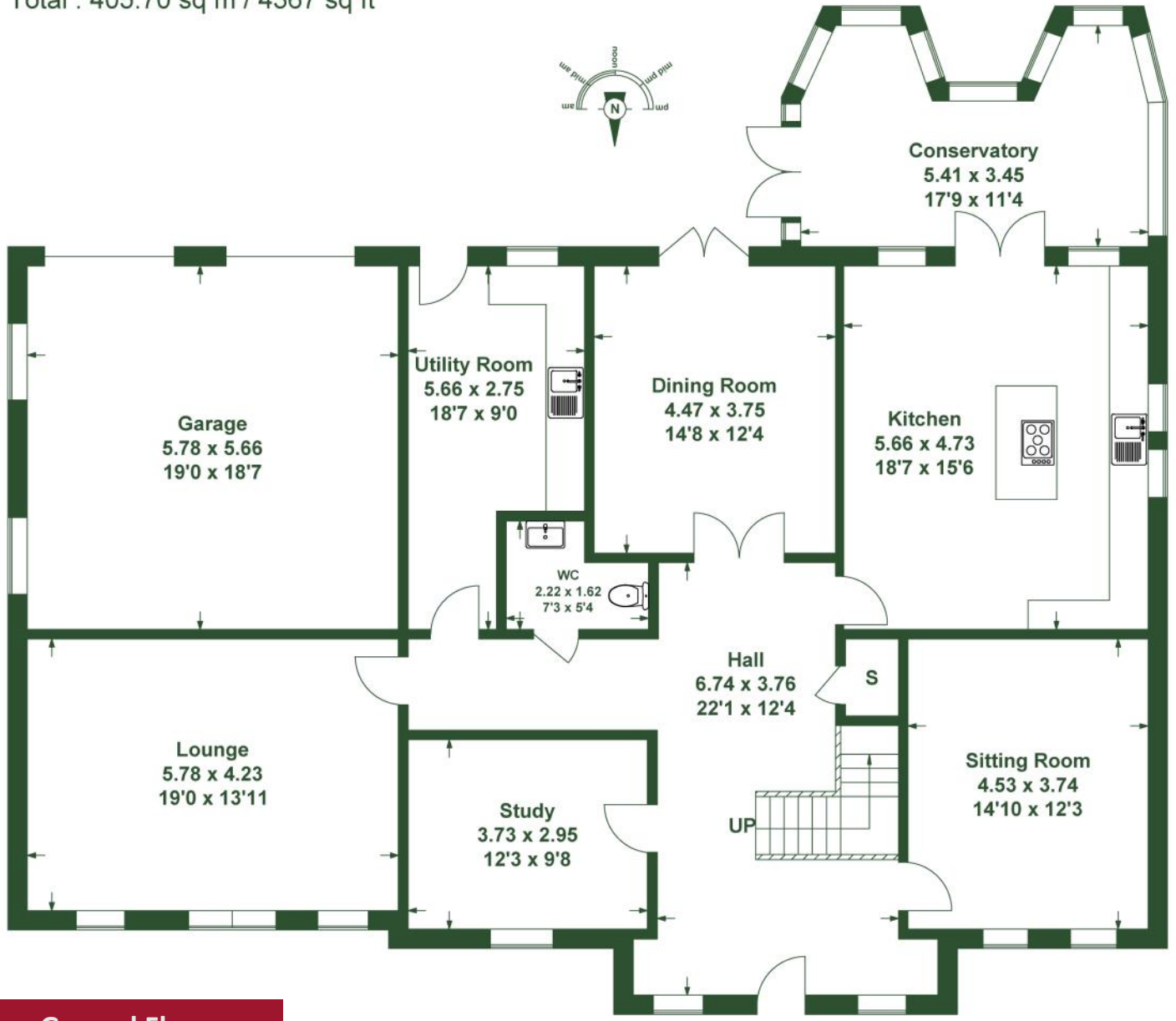
Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT

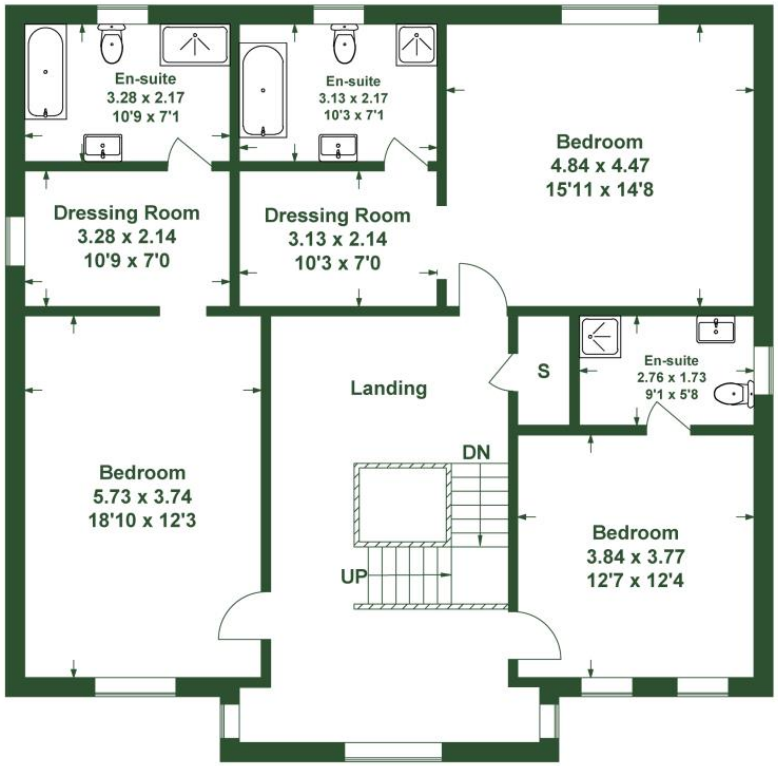


Approximate Gross Internal Area : 372.99 sq m / 4015 sq ft
Garage : 32.71 sq m / 352 sq ft
Total : 405.70 sq m / 4367 sq ft

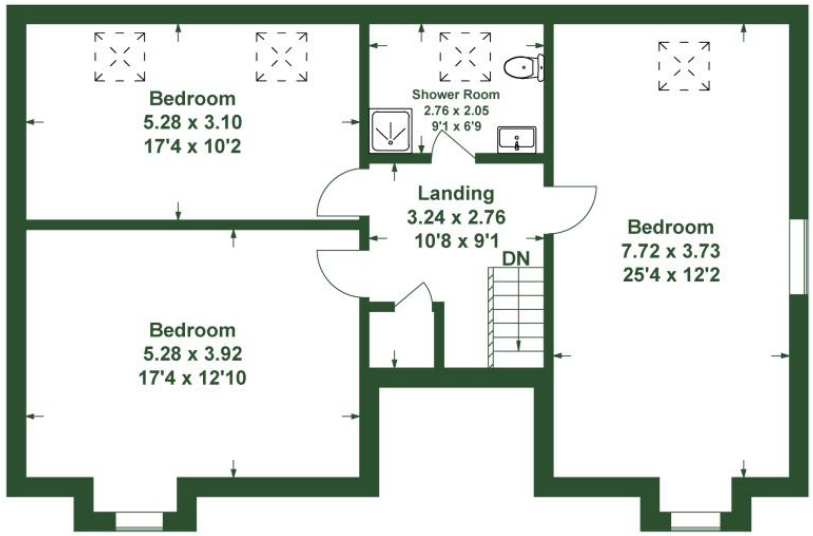


Ground Floor

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



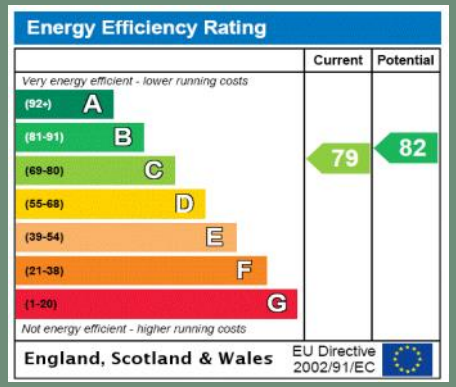
First Floor



Second 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 to 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







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