



Linnet Lane, Lytham St Annes, FY8 4AJ

Offers over £750,000







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4 Bedrooms



2 Bathrooms

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- Sought after location with a lovely semi rural feel.
 - Spacious entrance hall, dining room open to a sun lounge/conservatory. Through living room with patio doors and dining kitchen. Separate laundry/utility room.
 - 4 bedrooms and 2 bathrooms, plus 2 WCs.
 - Double garage and spacious driveway parking.
 - Mature gardens to the front and rear.
 - Good access to the main roads, rail and motorway networks.



Occupying an attractive position on Linnet Lane, this well-proportioned four-bedroom detached house offers an excellent opportunity to purchase a home in a charming position just off Regent Avenue.

Built in 2000, the property forms part of an established development of detached dwellings and has proportions that are ideal for those who wish to enjoy spacious accommodation.

The house is perfect for new owners to make the accommodation their own, while benefiting from a well-regarded and beautifully presented residential setting.

Linnet Lane is situated off Regent Avenue, a highly regarded position in the sought after town of Lytham on Lancashire's Fylde Coast

Access from Linnet Lane is onto a block paved driveway where there is ample parking in front of the double garage. The attractive façade has a centrally positioned front door which opens into a spacious and welcoming entrance hall. The entrance hall has doors off to various ground floor rooms and a staircase to the first floor. There is a WC off the entrance hall. The dining kitchen is likely to be the hub of this lovely family home and is complete with a range of kitchen units with contrasting work surfaces. Integrated appliances include a hob with an extractor fan above, a double oven incorporating a microwave, a dishwasher and a fridge freezer. Patio doors give access to the rear gardens, making this a great layout for those who like to entertain outdoors and in.

The utility room/laundry is next to the kitchen and has a sink and drainer with wall mounted cupboards above providing ample storage. Sockets are provided for three under counter units, currently occupied by a washing machine and tumble dryer. The boiler is housed here. A part glazed door leads to the side of the property

The lounge has a bay window to the front and a feature fireplace giving a focal point to the room. The room also features patio doors to the rear giving access to the gardens and ensuring that the combined space has plenty of natural light.

The dining room is open to the conservatory which has glazed doors out to the gardens, again providing plenty of natural light.







The staircase rises to the first floor landing and there are four bedrooms in total. The principal bedroom has views out to the front of the property and an archway to the dressing room which has a range of extensive fitted wardrobes, some with feature mirrored frontages. The principal ensuite bathroom includes a shower, bath, wash basin set in a unit, bidet and WC.

Bedroom 2 has a range of fitted wardrobes and views to the front. Bedroom 3 has views to the rear and is complete with a WC and wash hand basin, whilst bedroom 4 has views to the rear. The family bathroom is complete with a corner bath, shower, wash basin set in unit and a WC.

There are lawned and bedded gardens at the front giving the property an attractive setting. To the rear, there are spacious gardens with an expanse of lawn, patio seating area with an electric awning for those sunny days. There are shrub and flower beds with mature trees providing privacy. An orchard area lies behind the garage with a bench... the most perfect sunbathing spot. The double garage has electric up and over doors and a part glazed door to the side.







The property is well placed for enjoying the amenities of both Lytham and St Annes. 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.

Lytham is particularly well known for its charming town centre, attractive streets and the famous Lytham Green, while nearby St Annes offers its own range of shops, leisure facilities and coastal attractions. The wider area also provides convenient access towards Blackpool, Preston and the surrounding Fylde towns.

For families, the area benefits from a choice of schools and recreational facilities, while commuters can take advantage of the road and rail connections available within the wider Lytham St Annes area.

There is a fantastic range of golf clubs in the area and endless leisure opportunities. There is an excellent range of primary and secondary schools and private schools include AKS Lytham, Rossall School and Kirkham Grammar School.



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.

Parking: On the drive and within the double garage

Construction Type : Brick under tile

Restrictive Covenants : Trailers, boats, caravans or commercial vehicles are not permitted to park on the development. Use as private dwelling only.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : Road subject to rights of way for access to the property. There are also reciprocal obligations to maintain party fences.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's 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 Cypress Point Management Company.

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> 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.

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 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 for 999 years from 1st January 1998 with 971 years remaining. The ground rent is £200 per annum.

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 : [//villa.crouches.cactus](#)

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

Use of AI : Armitstead Bamett 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.

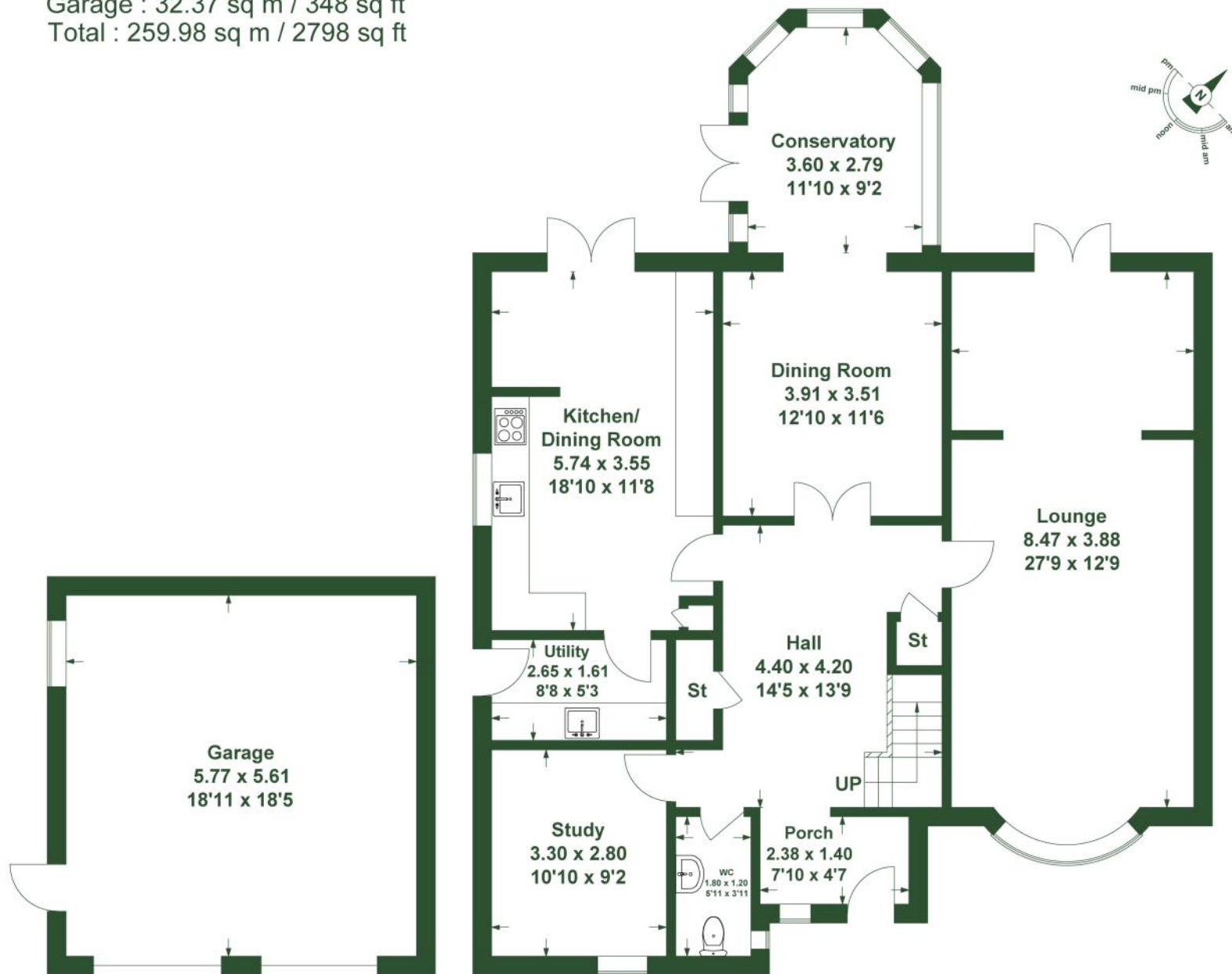
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 227.61 sq m / 2450 sq ft

Garage : 32.37 sq m / 348 sq ft

Total : 259.98 sq m / 2798 sq ft

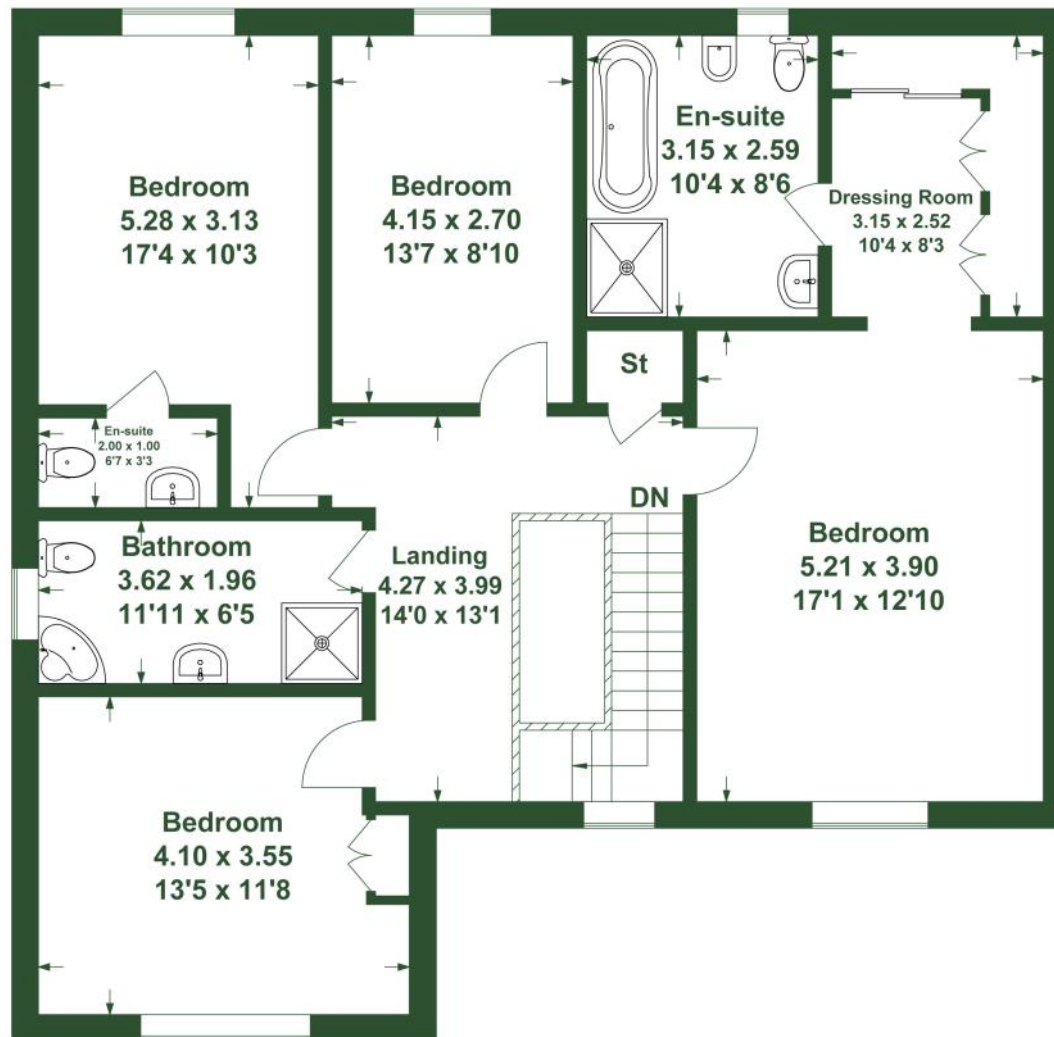
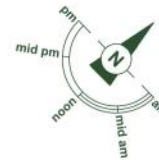


Garage

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

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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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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