



**Stephen Tew**  
ESTATE AGENTS



**2 Collingwood Avenue, Lytham St Annes**

Offers Over **£200,000**

## 2 Collingwood Avenue

Lytham St Annes

Semi Detached House situated in a cul-de-sac just off Leach Lane, conveniently placed for shops, schools, public transport and other local amenities. The accommodation comprises, Entrance Hall, Lounge, Living / Dining Room, Sun Room and Kitchen. The First Floor has 3 Bedrooms, Bathroom and WC. The property has Gas Central Heating system installed. Off Road Parking, Garage and Enclosed Rear Garden.

Tenure: Leasehold

- **Sought After Location**
- **Cul-de-sac position**
- **No Onward Chain**
- **Requires Modernising**
- **Off Road Parking & Garage**





### Hallway

13' 3" x 5' 7" (4.03m x 1.7m)

Radiator.

### Lounge

13' 2" x 11' 6" (4.01m x 3.5m)

UPVC double glazed walk in bay window to the front, gas fire, two radiators.

### Dining Room

12' 3" x 14' 9" (3.73m x 4.49m)

UPVC double glazed sliding door leading onto sun room. Radiator, gas fire.

### Kitchen

12' 5" x 6' 10" (3.79m x 2.08m)

Fitted with a matching range of base and wall units, gas oven with four ring hob, space for fridge freezer, plumbing for washing machine, storage area. UPVC double glazed window and door providing side access.

### Sun Room

5' 12" x 9' 5" (1.82m x 2.88m)

Sun-room leading off the dining room, UPVC double glazed sliding doors leading onto rear garden.





### **Landing**

Landing leading to bedrooms, bathroom and separate WC.

### **Bedroom 1**

11' 2" x 9' 5" (3.41m x 2.86m)

Fitted wardrobes, UPVC double glazed window to front elevation, radiator.

### **Bedroom 2**

12' 2" x 9' 4" (3.72m x 2.84m)

Fitted wardrobes, UPVC double glazed window to rear, radiator.

### **Bedroom 3**

9' 3" x 6' 9" (2.83m x 2.05m)

UPVC double glazed window to front, radiator.

### **Bathroom**

5' 9" x 6' 6" (1.74m x 1.99m)

Modern two piece suite, walk in shower, hand basin with underneath storage, UPVC double glazed opaque window to rear, radiator.

### **WC**

2' 6" x 6' 6" (0.75m x 1.99m)

Fitted with low flush wc and UPVC double glazed window to side.





### **FRONT GARDEN**

Front garden providing off road parking and access to Garage.

### **REAR GARDEN**

Enclosed rear garden.

### **OFF ROAD**

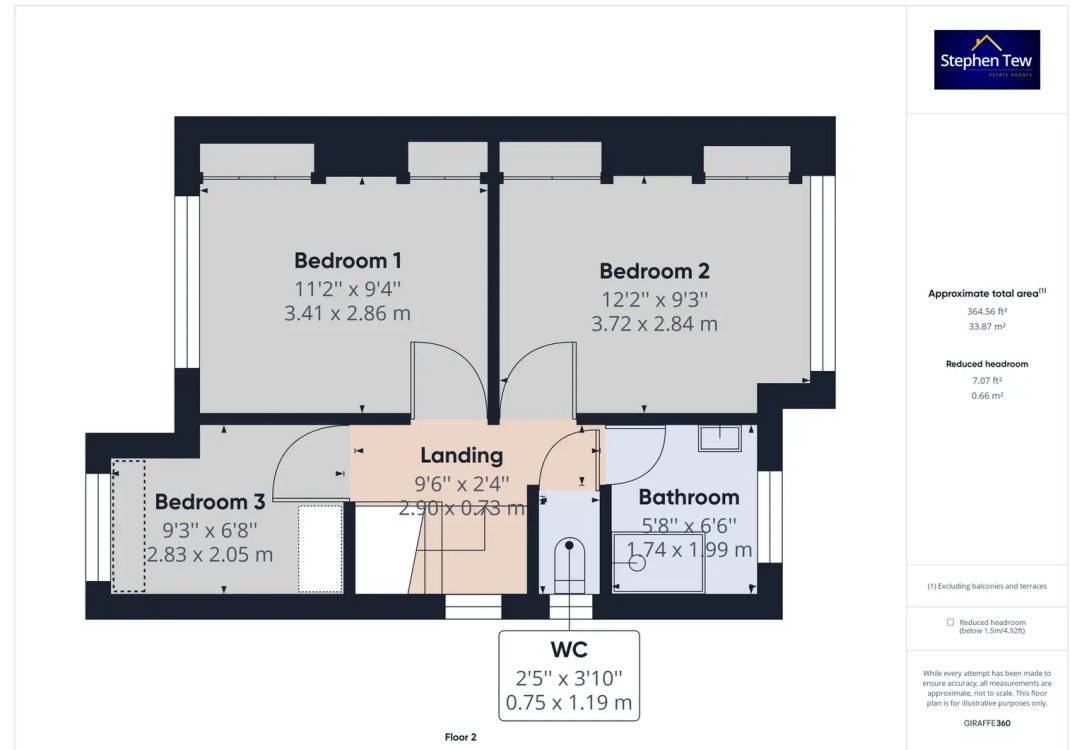
3 Parking Spaces

Driveway providing off road parking and access to Garage.

### **GARAGE**

Single Garage







## Stephen Tew Estate Agents

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