



3 Christal Avenue, Lytham St. Annes

Offers Over £325,000

3 Christal Avenue

Lytham St. Annes

This modern 3 storey Detached Family Residence was built by Persimmon Homes in 2017 occupying a prime residential location just off Clifton Drive directly opposite to the Sand Dunes with open views. The accommodation comprises, Entrance Hall, WC, Lounge, Living / Dining Kitchen. The First Floor has 4 Bedrooms, 1 En-Suite and a Family Bathroom. The Second Floor has the Master Bedroom with En-Suite and Walk-in Wardrobe. The property has a Gas Central Heating system installed and the windows are uPVC Double Glazed. Off Road Parking to the front providing access to Garage and enclosed rear garden.

Council Tax band: E

Tenure: Freehold

- **Modern 3 Storey Detached Family House**
- **3 Bathrooms, 4 WC**
- **West Facing Front**
- **GF WC**
- **Freehold with Service Charge of £175 pa (Approx) covers communal upkeep of road and lawned areas, also communal green / field**
- **Situated just off Clifton Drive with views of the Sand Dunes**
- **Water Meter**
- **Built by Persimmon Homes in 2017**
- **Part Boarded Loft with Ladder and light**
- **East Facing Rear Garden**





Hallway

Radiator, staircase to first floor landing. Door leads into garage.

WC

Fitted with a two-piece white suite, comprising pedestal wash hand basin and low flush WC.

Lounge

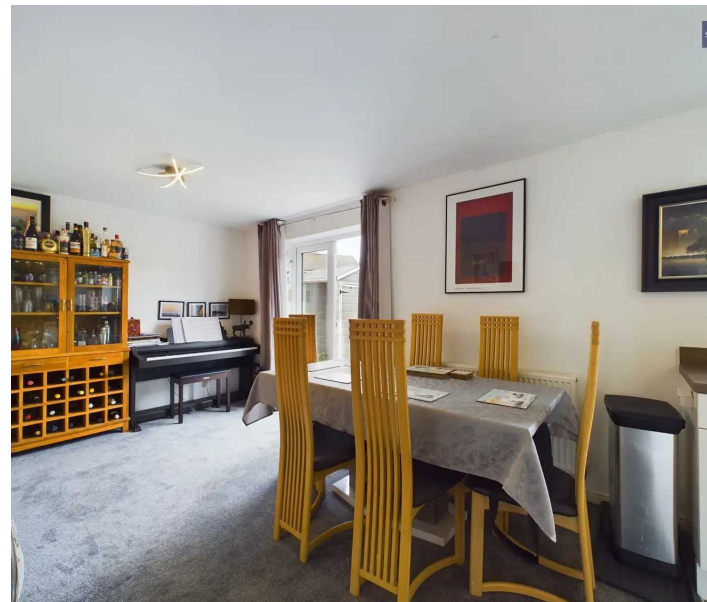
UPVC double glaze window to the front elevation, enjoying open views of the Sand Dunes and beyond. Radiator.

Living / Dining Kitchen

Fitted with a matching range of modern base and eye level units with worktops over, one and half bowl stainless steel sink unit with mixer tap. Built-in electric oven with four ring gas hob and extractor hood over, integrated fridge freezer, dishwasher and automatic washing machine. Wall mounted concealed combination boiler. UPVC double glazed window to the rear elevation, double radiator, UPVC double glaze French doors lead to the rear garden.

Garage

Integral garage with up and over door, power and light connected, personal door leading to hallway.





Landing

UPVC double glazed window to the side elevation. Built-in airing cupboard. Further staircase leads to Second floor.

Bedroom 2

UPVC double glazed window to the front elevation, enjoying open views of the sand dunes. Radiator. Door leads into en-suite.

En Suite

Fitted with a three piece white suite, comprising tiled shower cubicle, pedestal, wash hand basin and low flush WC. UPVC double opaque glazed window to the front elevation.

Bedroom 3

UPVC double glazed window to the rear elevation, radiator.

Bedroom 4

UPVC double glazed window to the front elevation, radiator.

Bedroom 5

UPVC double glazed window to the rear elevation, radiator.

Bathroom

Fitted with a three piece white suite comprising panelled bath, pedestal wash hand basin and low flush WC. Radiator and UPVC double opaque glazed window to the rear elevation.





Landing

Second Floor Landing area.

Master Bedroom

The principal main bedroom located on the second floor, enjoying open views of the Sand Dunes with a UPVC double glazed window to the front elevation, double radiator, two double glazed Velux windows to the rear. Walk-in wardrobe, access to loft, door leading into en-suite.

En Suite

Fitted with a three-piece suite, comprising tiled shower cubicle, pedestal wash hand basin and low flush WC. Heated towel rail. Double glazed Velux window to the front elevation. Door leading into storage cupboard.





FRONT GARDEN

Open plan laid to lawn area to the front along with double width block paved off-road parking which provides access to the garage.

REAR GARDEN

Enclosed rear garden which is mainly laid to lawn with borders and paved patio area.

OFF ROAD

2 Parking Spaces

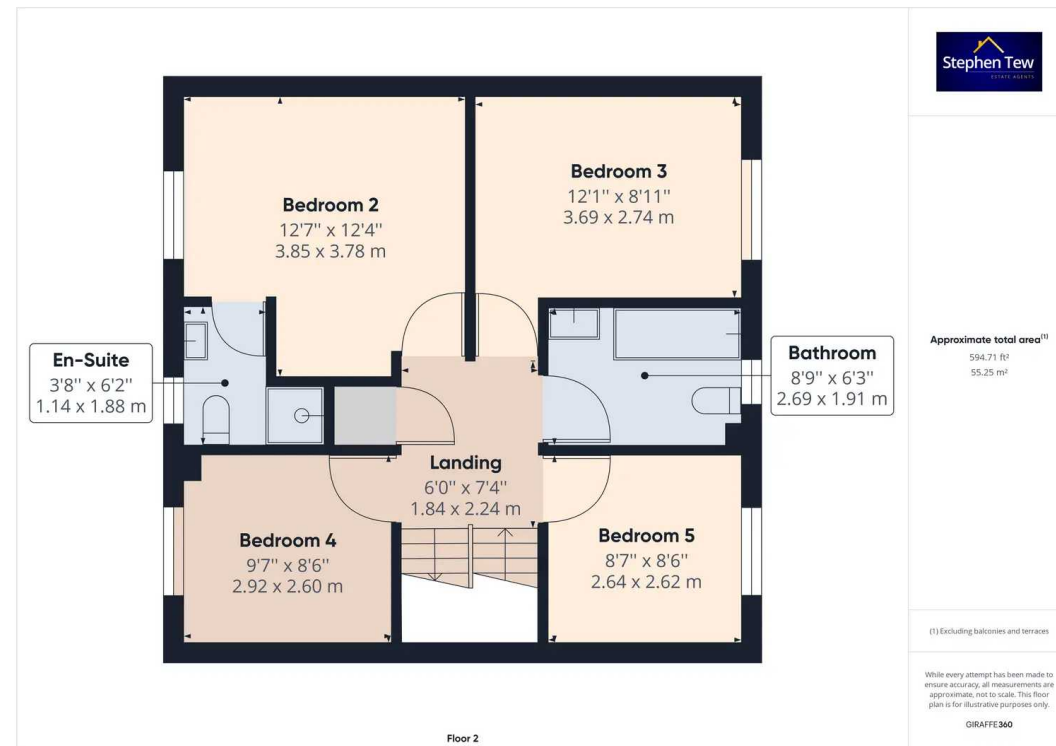
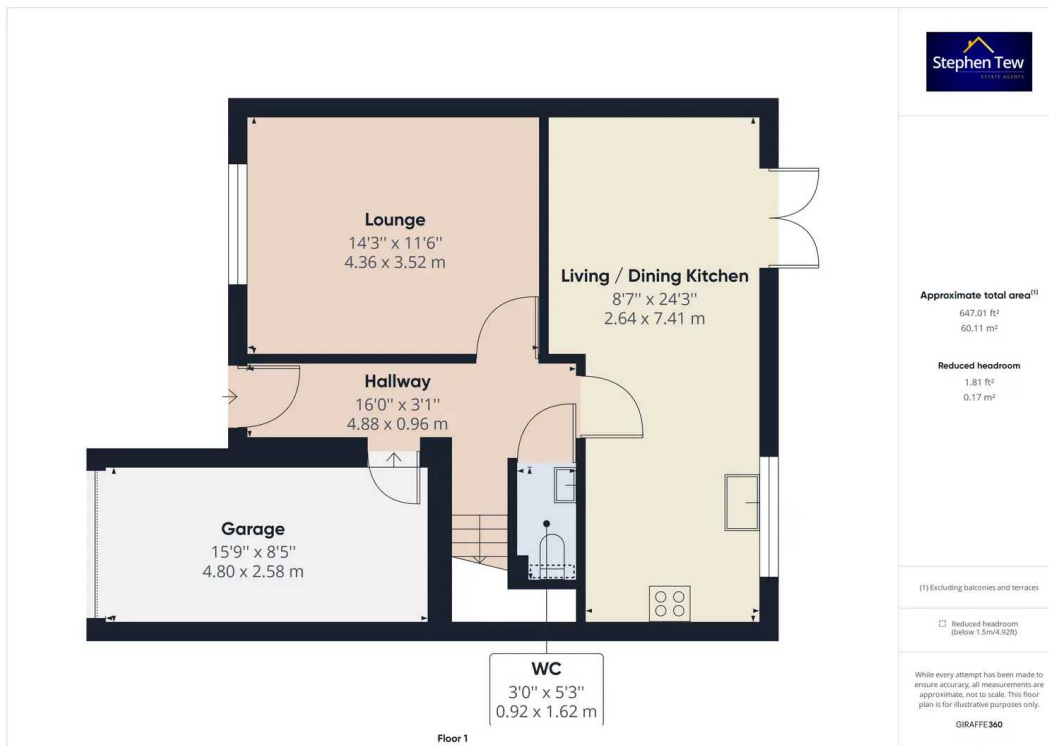
Double width block paved driveway to the front of the property which also provides access to the garage.

GARAGE

Single Garage

Integral garage with up and over door, power and light connected and internal door through to hallway.







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