



**1 Kirkdale Avenue, Lytham St. Annes**

Lytham St. Annes

Offers Over **£180,000**



# 1 Kirkdale Avenue

Lytham St. Annes

Presenting this 3 bedroom semi-detached house nestled in a cul-de-sac location. Upon entering through the inviting entrance vestibule, you are greeted by a spacious lounge, and feature electric fire, exuding a charming ambience. The well-appointed kitchen offers a functional space to prepare meals.

Ascend to the first floor, where two bedrooms await alongside a three piece suite family bathroom. The second bedroom boasts fitted wardrobes, offering ample storage solutions. The second floor unveils a spacious third bedroom boasting an en-suite for added convenience and privacy.

Appreciate the ease of off-road parking and the allure of the enclosed garden, providing a private outdoor retreat. This property comes with no onward chain, streamlining the moving process.

Situated in proximity to esteemed local schools, vibrant shops, and efficient transport links, this residence ensures convenience at your finger tips.

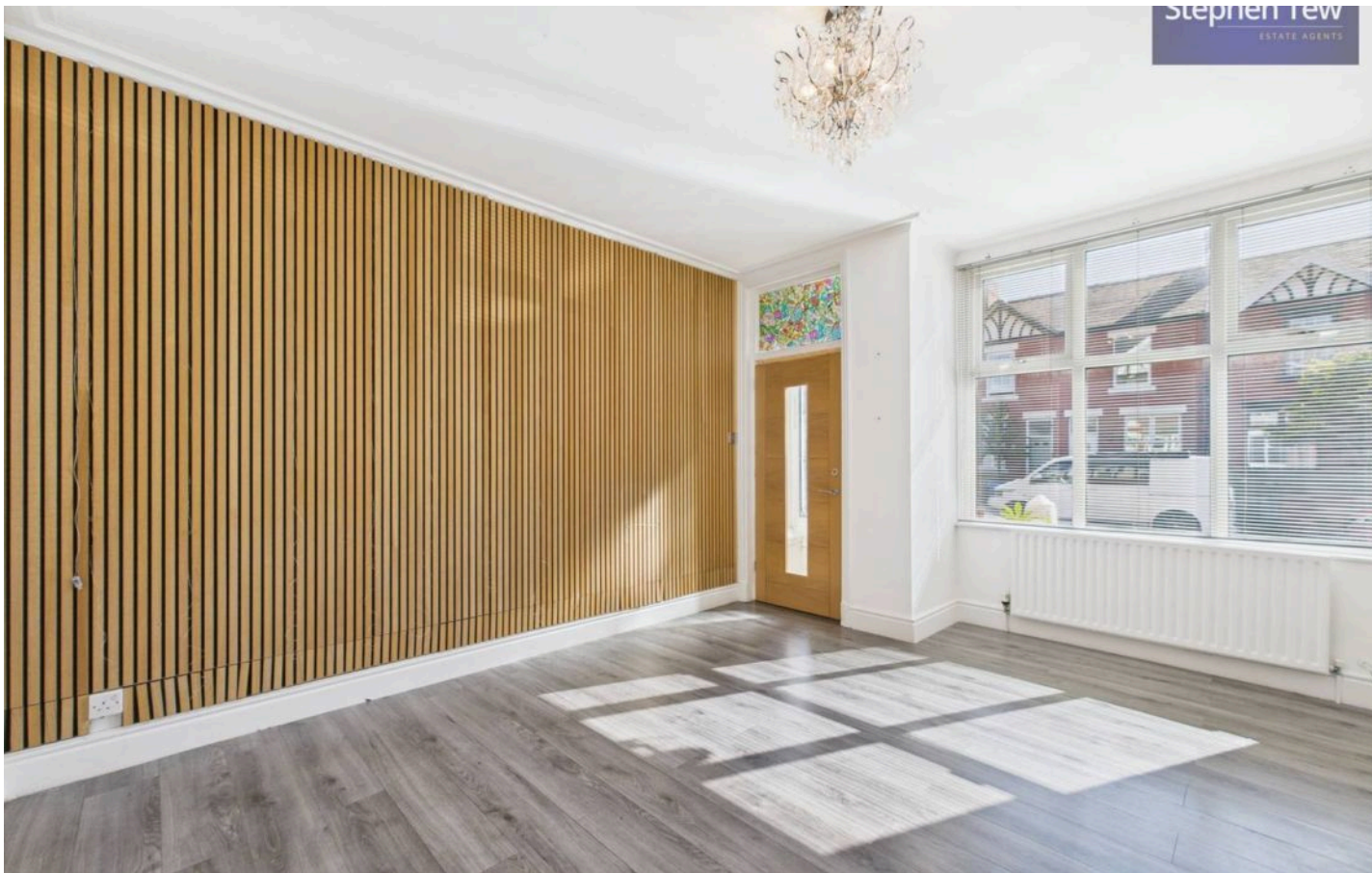
Council Tax band: B

Tenure: Leasehold

- Semi-Detached House, Cul-de-Sac Location
- Entrance Vestibule, Lounge, Kitchen
- Two Bedrooms And Family Bathroom To The First Floor
- Third Bedroom With En-suite On The Second Floor
- Off Road Parking, Enclosed Garden
- No Onward Chain
- Within Close Proximity To Local Schools, Shops And Transport Links







### Entrance Vestibule

2' 2" x 4' 6" (0.65m x 1.38m)

### Lounge

15' 5" x 11' 3" (4.71m x 3.42m)

### Kitchen

13' 0" x 9' 0" (3.97m x 2.74m)

### Landing

3' 11" x 6' 2" (1.20m x 1.87m)

### Bedroom 1

9' 11" x 12' 9" (3.03m x 3.88m)

### Bedroom 2

10' 2" x 8' 11" (3.11m x 2.72m)

### Bathroom

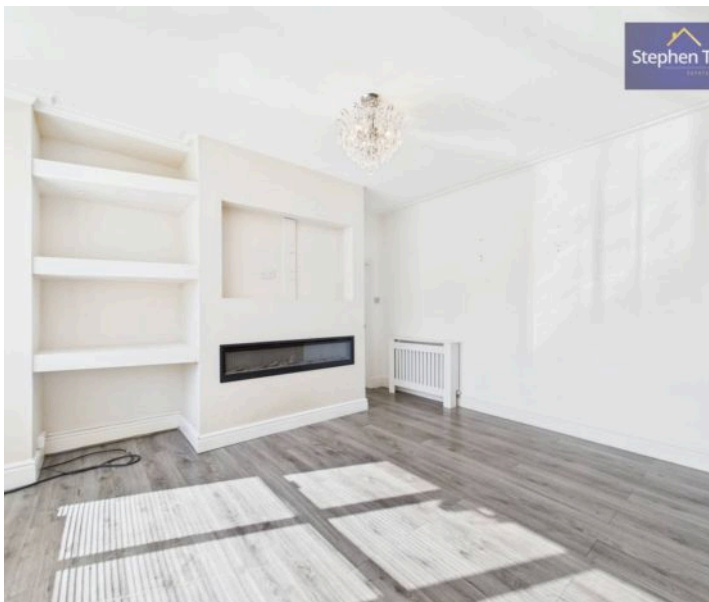
5' 8" x 6' 6" (1.72m x 1.97m)

### Bedroom 3

10' 8" x 13' 6" (3.25m x 4.12m)

### En-suite

8' 0" x 4' 3" (2.43m x 1.29m)





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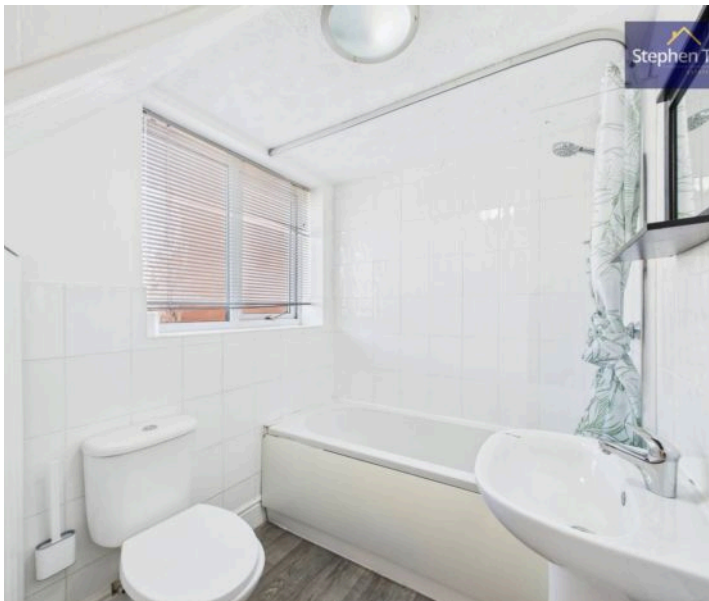
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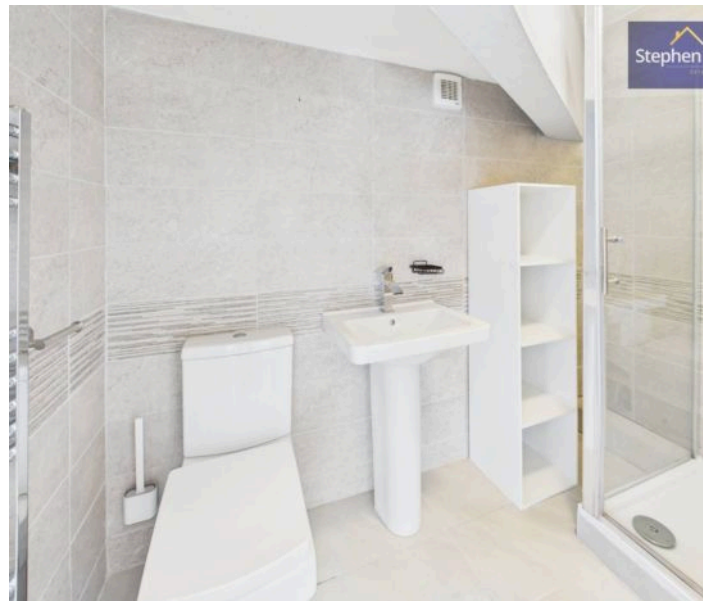
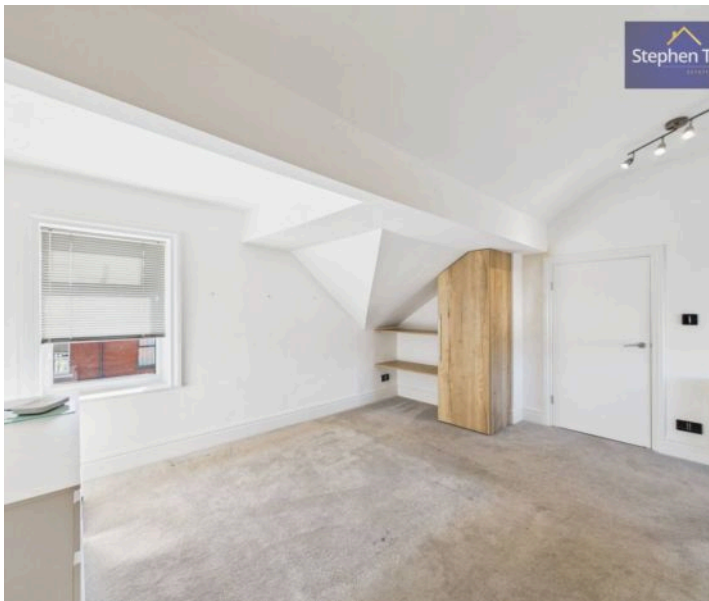
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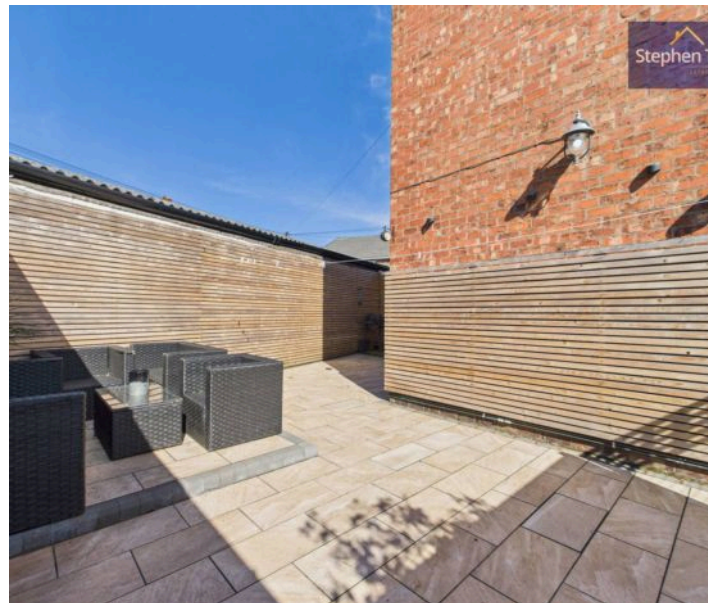
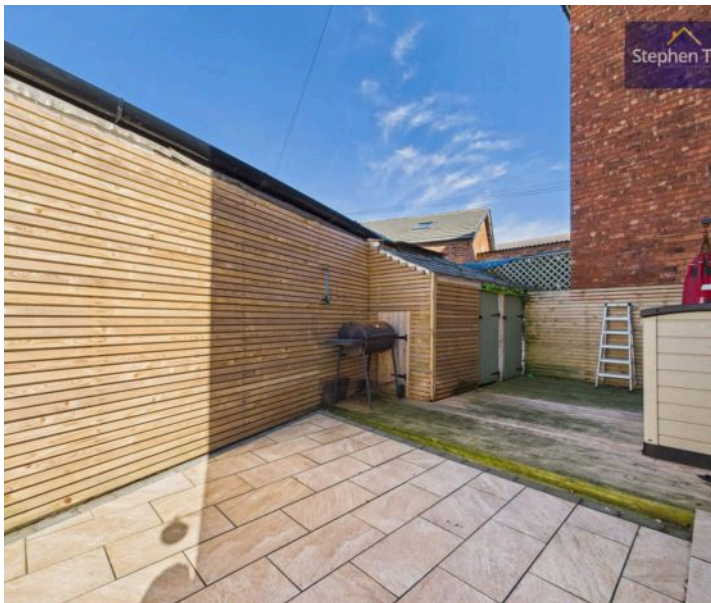


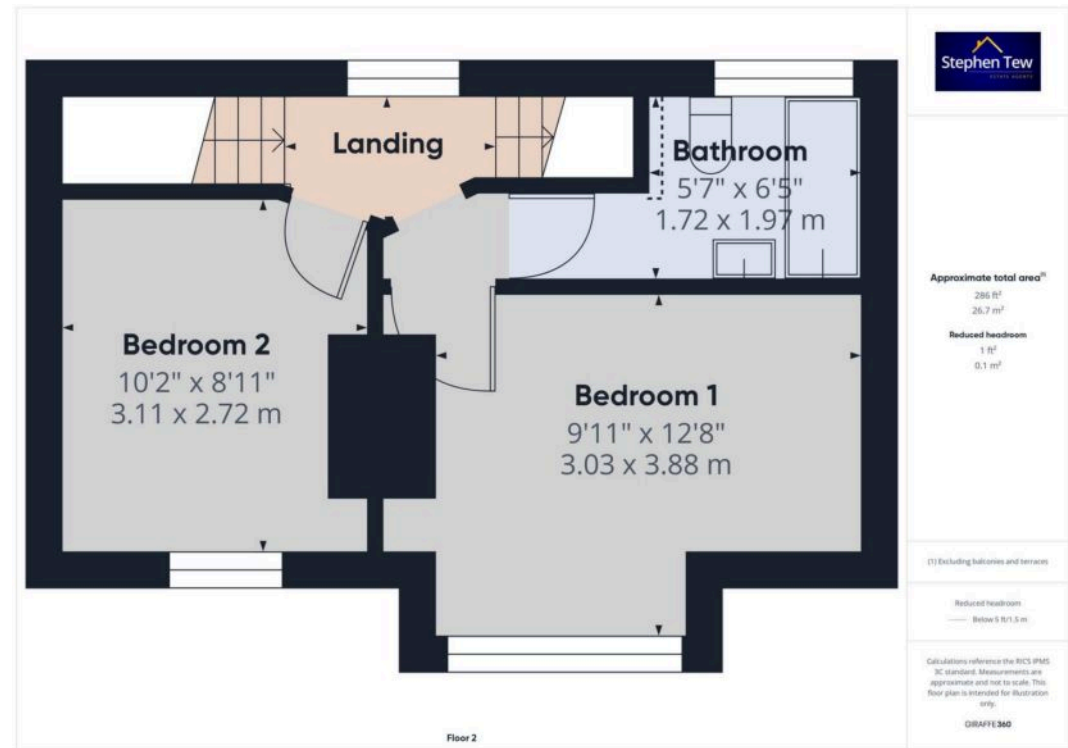
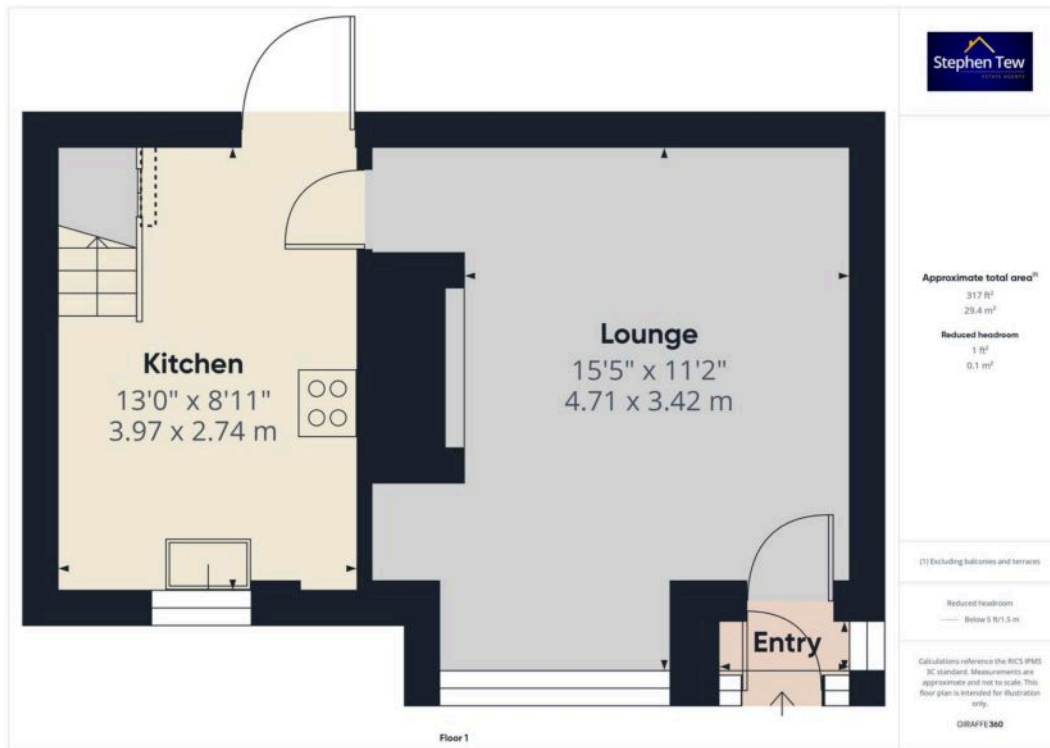
**FRONT GARDEN**

**REAR GARDEN**

**OFF STREET**

**1 Parking Space**











## Stephen Tew Estate Agents

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