



SALCOMBE ROAD, ST ANNES, FY8 2RD

£440,000

- IMMACULATELY PRESENTED DETACHED DORMER BUNGALOW IN SOUGHT AFTER QUIET LOCATION
- BEAUTIFULLY LANDSCAPED SOUTH FACING REAR GARDEN
- 3 DOUBLE BEDROOMS - CONTEMPORARY DOWNSTAIRS EN-SUITE
- FIRST FLOOR SHOWER ROOM - STUNNING OPEN PLAN DINING KITCHEN - DRIVEWAY - GARAGE

 X 3
  X 2
  X 1
  X 2
  X 1
  Large garden



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial Properties Ltd. We therefore cannot offer any guarantees in respect of them.

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Entrance

Composite entrance door with opaque windows either side leads into;

Porch

Meter cupboard, door with glass panel and glass window to side leads into;

Entrance Hall

Bright and spacious hallway with stairs leading to the first floor, radiator, wood effect Karndean flooring, telephone point, cloaks cupboard with rail and shelving, further cloaks cupboard with radiator and shelving, doors lead to the following rooms;

Lounge 15'9 x 13' (4.80m x 3.96m)

Large UPVC double glazed bay window to front, two radiators, TV point,

Dining Kitchen 26'2 x 16'10 (7.98m x 5.13m)

Truly stunning open plan dining kitchen with UPVC sliding patio doors leading out into the rear garden, further UPVC double doors to rear and window to side, comprehensive range of white high gloss wall and base units with granite work surfaces, integrated appliances include; single oven/grill, microwave, dishwasher, one and a half bowl sink and drainer, drinks cooler, 4 ring induction hob with overhead illuminated extractor, plentiful storage and double power socket under the kitchen island and plentiful 'hidden



drawers', under unit lighting, TV point, recessed spotlights, wood effect Karndean flooring, radiator, space for dining table and chairs

Utility Room 6'7 x 6'5 (2.01m x 1.96m)

UPVC door to rear with double glazed opaque insert, plumbed for washing machine, space for tumble dryer, wall mounted boiler, work surface with sink and drainer, wood effect Karndean flooring

Downstairs WC 6'4 x 2'9 (1.93m x 0.84m)

Two piece white suite comprising of vanity wash hand basin and WC, wood effect Karndean flooring, extractor

Bedroom One 13'2 x 11'10 (4.01m x 3.61m)

UPVC double glazed window to front, radiator, TV point

En Suite 8'6 x 8'4 (2.59m x 2.54m)

UPVC double glazed opaque window to side, three piece contemporary white suite comprising of vanity wash hand basin, WC and walk in double shower with glass screen and automatic feature light, waterfall shower head and further shower attachment, fully tiled walls and floor, recessed spotlights, wall mounted touch light mirror, radiator, wall mounted chrome heated towel rail, extractor



First Floor Landing

UPVC double glazed window to front, radiator, doors lead to the following rooms;

Bedroom Two 16'4 x 13'1 (to the widest point) (4.98m x 3.99m (to the widest point))

Bright and spacious room with two UPVC double glazed windows to the front and side allowing plentiful light, radiator, eaves storage, loft access

Shower Room 10'12 x 3'7 (3.35m x 1.09m)

UPVC double glazed opaque window to side, three piece white suite comprising of shower cubicle, vanity wash hand basin and WC, extractor, recessed spotlights, radiator, wood effect Karndean flooring, wall mounted mirror

Bedroom Three 16'4 x 13'1 (4.98m x 3.99m)

Another bright and spacious room with two UPVC double glazed windows to front and side, radiator, eaves storage



Outside

The front garden is laid to lawn with flower and shrub borders.

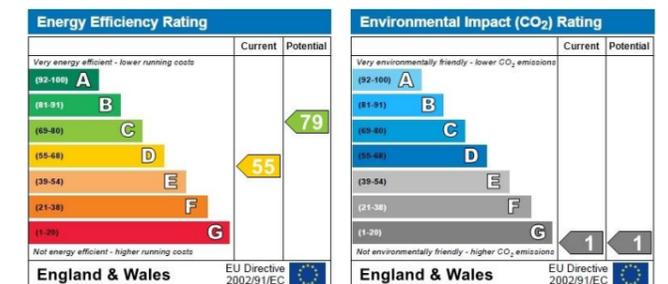
The large and sunny rear garden is laid to lawn with a fabulous patio perfect for sun loungers, table and chairs, shrub, flower and tree borders, garden shed and planters perfect for growing vegetables, bin storage, driveway leading to the garage

Garage

Brick built single garage with up and over door, power and light

Other details

Tenure - Freehold
Tax Band - E (£2,572.75 per annum)
The property benefits from a new roof, new plumbing system and electrics plus new doors throughout



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