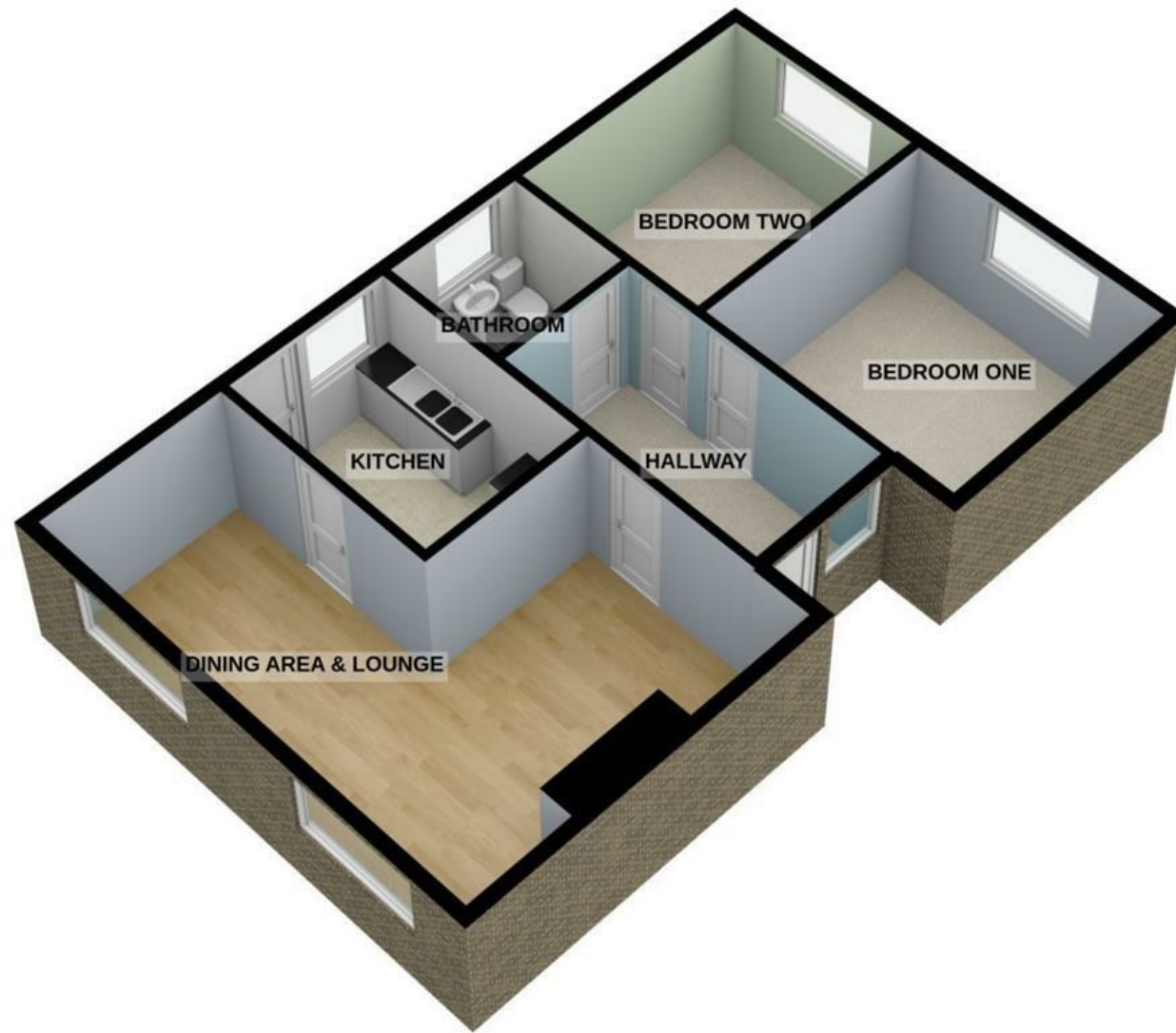


GROUND FLOOR  
66.0 sq.m. (711 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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**JELICOE CLOSE, LYTHAM ST. ANNES  
FY8 2TA**

**ASKING PRICE £235,000**

- WELL PRESENTED AND SPACIOUS DETACHED TRUE BUNGALOW - SOUGHT AFTER LOCATION
- GARAGE - OFF ROAD PARKING - SUNNY REAR GARDEN
- 2 BEDROOMS - LOUNGE / DINING ROOM - KITCHEN - BATHROOM
- ENERGY RATING - D



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 to them.



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#### Entrance

UPVC door with opaque double glazed glass inserts and opaque double glazed window to side leading into;

#### Hallway

Wood effect laminate flooring, radiator, telephone point, loft hatch, doors to the following rooms;

#### Lounge

15'10 x 11'

UPVC double glazed bay window to front, wooden fire surround with marble back drop and hearth housing gas fire, radiator, television point, wood effect laminate flooring, open to;

#### Dining Area

9'7 x 8'4

UPVC double glazed bay window to front, radiator, wood effect laminate flooring, door into;

#### Kitchen

9'10 x 7'2

UPVC double glazed window to side, range of wall and base units with laminate work surfaces, tiled to splash backs, one and a half bowl stainless steel sink and drainer, space for oven, space for low level fridge, tile effect vinyl flooring, wall mounted boiler, double radiator, UPVC door with double glazed opaque glass insert leading to the rear garden.

#### Bedroom One

11'11 x 11'7

UPVC double glazed window to rear overlooking rear garden, radiator.

#### Bedroom Two

11'8 x 9'1

UPVC double glazed window to rear overlooking rear garden, built in storage cupboard, radiator.



#### Bathroom

6'4 x 5'5

UPVC double glazed opaque window to side, three piece white suite comprising; bath, pedestal wash hand basin, WC, tile effect vinyl flooring, fully tiled walls, radiator, cupboard housing hot water cylinder.

#### Outside

Gravelled front garden with plants and shrubs, driveway providing off road parking and access to single brick built garage with up and over door and pitched roof. Private and sunny laid to lawn rear garden with tree and shrub borders, paved seating area, shed and outside water point.

#### Other Details

Council Tax Band D - £2,084.00

Tenure - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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