

GROUND FLOOR
122.3 sq.m. (1317 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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**CYPRUS AVENUE, LYTHAM ST. ANNES
FY8 1DY**

ASKING PRICE £375,000

- BRIGHT & SPACIOUS DETACHED BUNGALOW IN VERY SOUGHT AFTER LOCATION
- JUST A STONE'S THROW FROM FAIRHAVEN LAKE, GRANNYS BAY, THE PROMENADE, LOCAL TRANSPORT LINKS AND LOCAL SHOPS, LARGE RECEPTION ROOM WITH DINING SPACE
- KITCHEN, BATHROOM, CONSERVATORY, PRIVATE REAR GARDEN, DRIVEWAY & GARAGE
- 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

Entrance gained via a UPVC double glazed door with leaded glass insert at the side of the property, large UPVC door glazed windows to the side.

Porch

6'4 x 5'6
Tiled flooring, light, double wooden single glazed opaque doors leading to;

Entrance Hallway

8'11 x 6'8
Radiator, recessed spot lights, telephone point, carpet, coving, skirting boards, doors leading to the following rooms;

Lounge

15'2 x 14'5 at widest point
UPVC double glazed leaded glass window to the side, UPVC double glazed patio door to the rear providing access to the rear garden, gas fire with wooden surround and marble hearth, radiator, skirting boards, coving, recessed spotlights, TV point, telephone point, carpet.

Dining Area

9'10 x 8'5
Radiator, recessed lights, service hatch, space for dining table and chairs, skirting boards, coving, UPVC double glazed patio door leading into the conservatory;

Kitchen

12'3 x 9'5
UPVC double glazed window to side, integrated electric hob and oven, integrated fridge, space for under counter freezer, range of cupboards and base units, radiator, one and a half sink and drainer with mixer tap laminate work surfaces, service hatch, recessed lights, tiled to splash backs, range of cupboards and base units, extractor fan, laminate flooring, solid timber

door with opaque glass insert providing access to the side of the property,

Bedroom Three

9'6 x 8'2
Double glazed window with wooden frames to the side, radiator, range of fitted wardrobes, boiler, recessed lights, carpets, skirting.

Bedroom Two

15'5 at widest point by 11'10
UPVC leaded glazed window to front, range of fitted wardrobes, radiator, recessed lights, skirting boards, coving, carpets

Bedroom One

12'11 x 11'11
UPVC double glazed leaded windows to side and front, radiator, range of fitted wardrobes and drawers, recessed lights, TV point, skirting, coving, carpets.

Separate WC

6'8 x 2'10
UPVC double glazed opaque window with wooden frame to side, two piece light pink suite comprising: pedestal wash hand basin and WC, tiled to splash backs, recessed light, loft hatch, shaver charge point, tile effect laminate flooring.

Bathroom

7'6 x 6'2 at widest point
UPVC opaque double glazed window to side, mains powered shower, two piece white bathroom suite comprising: WC and pedestal wash hand basin, radiator, recessed lights, wall mounted heater, wall mounted mirror, tiled walls, tile effect lino flooring.

Conservatory

11'9 x 8'2
Several UPVC double glazed windows, UPVC double glazed doors providing access to the rear garden, plenty of plug sockets, tiled flooring.

Outside

Gardens laid to lawn at the front and rear with plant borders.

Other details

Council Tax band - E (£2,547.00 Per annum)
Tenure -Leasehold - Term of Lease 999 years - from 1892

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		62	
(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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