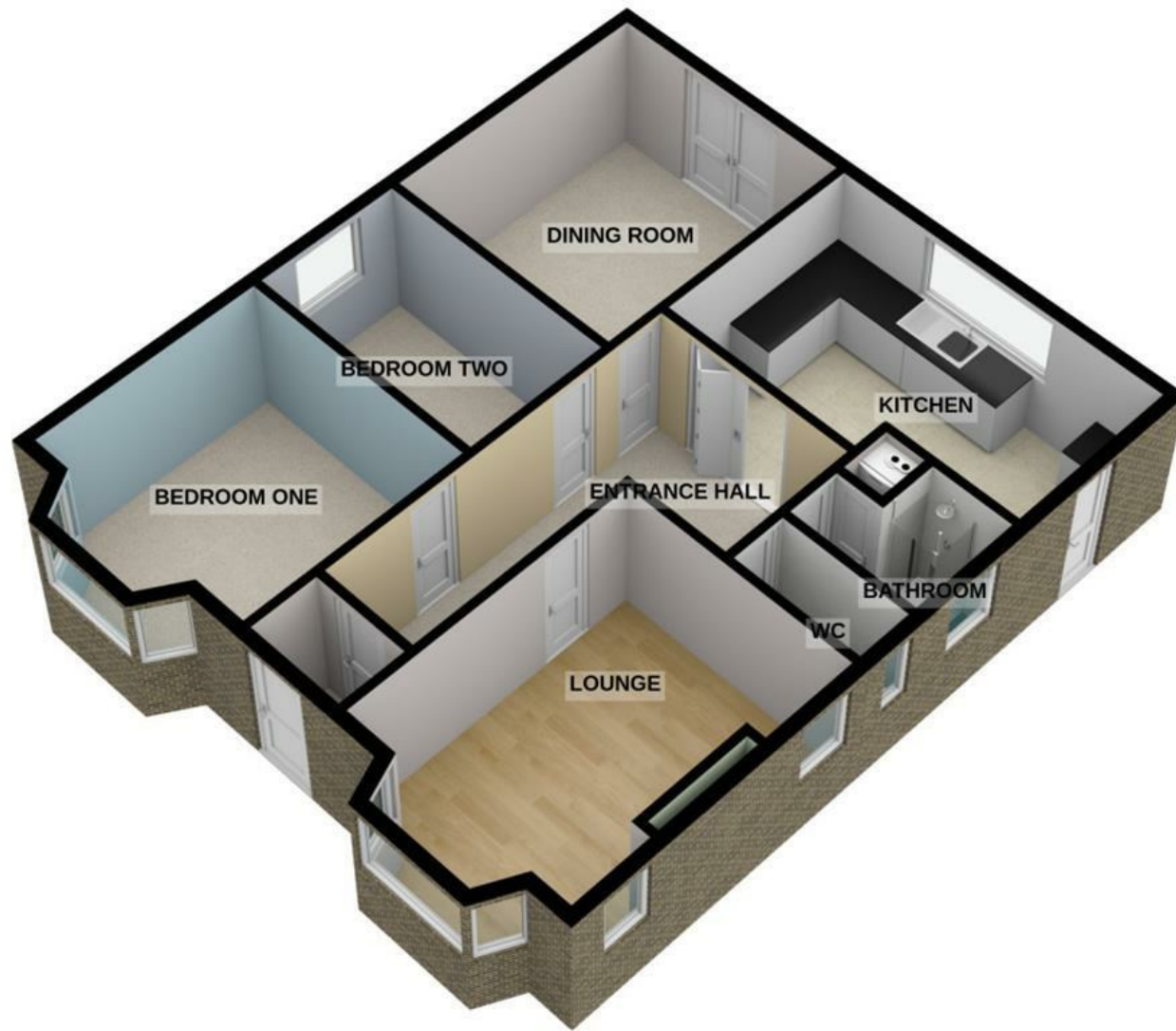


GROUND FLOOR
77.9 sq.m. (838 sq.ft.) approx.



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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**LEACH LANE, LYTHAM ST. ANNES
FY8 3AN**

ASKING PRICE £235,000

- DETACHED TRUE BUNGALOW OFFERING ENORMOUS POSSIBILITIES FOR MODERNISATION AND SCOPE FOR EXTENSION
- OCCUPYING A GOOD SIZED CORNER PLOT WITHIN A QUIET RESIDENTIAL AREA
- CONVENIENTLY LOCATED FOR SHOPS, AMENITIES AND BUS ROUTES
- SPACIOUS ACCOMMODATION WITH POSSIBLE THIRD BEDROOM - GARAGE AND GARDENS



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 UPVC door with opaque windows

Porch

Carpeted, solid timber door with opaque single glass inserts leading into;

Hallway

Radiator, telephone point, cupboard housing the meters and fuse box, carpeted throughout, loft hatch.

Bedroom One

12'9 into the bay x 10'11

UPVC double glazed bay window to the front, radiator, carpets, skirting boards, blinds, curtains

Bedroom Two

10'11 x 6'7

UPVC double glazed windows to the side, radiator, carpets, skirting boards

Dining room

12'5 x 10'11

UPVC double glazed door to the rear providing access to the rear garden, radiator, carpet, skirting boards,

Kitchen

15'3 x 9'9

UPVC door with opaque double glazed windows to the side providing access to both gardens and garage, UPVC double glazed windows to the rear, comprehensive range wall and base units, spaces for an oven and hob, under counter fridge freezer and washing machine, wooden work surfaces, stainless steel sink and drainer, tiled to splash backs, two inbuilt cupboards providing storage, carpet, blinds

Bathroom

8'7 x 4'11 to the widest point

UPVC opaque double glazed window to the side,



pedestal wash hand basin, mains powered shower in cubicle, part tiled walls, radiator, cupboard housing the boiler, carpet, blinds

Separate WC

8'7 x 2'8

UPVC opaque window to the side, white WC, part tiled walls, carpet, blinds

Lounge

14'9 x 10'11 at the widest point

UPVC double glazed bay window to the front and further window to the side, radiator, marble surround backdrop and hearth housing living flame gas fire, television point, skirting boards, carpet, blinds, curtains

Outside

The front garden is laid to lawn with shrub borders, there is also a tarmac driveway leading to a single brick built garage with an outhouse attached to it.

The good size and private rear garden has been laid to lawn with shrub and tree borders.

Other details

Council Tax band - D (£2,084.00 per annum)

Tenure - Leasehold - Ground rent is £11.26 per year, £5.63 paid every 6 months. There are 930 years left on the lease.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(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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