



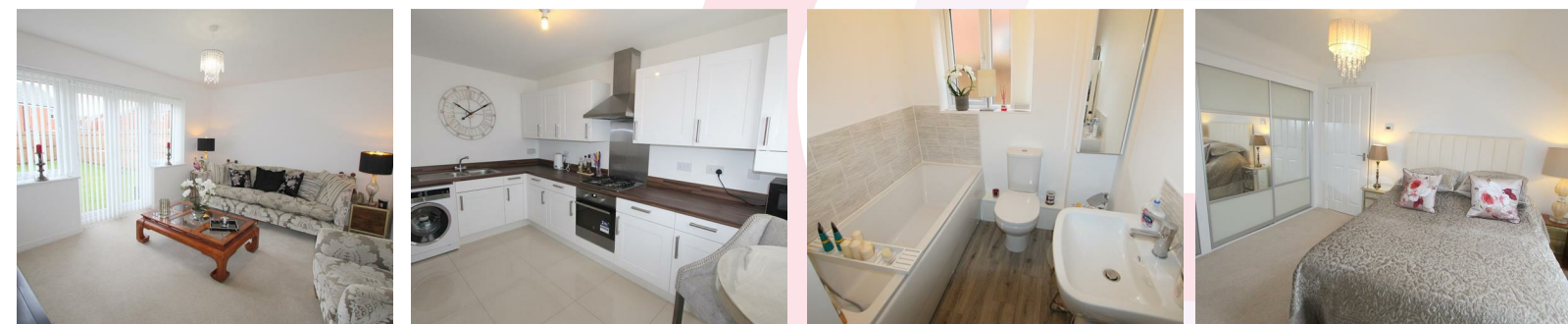
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ALMOND CLOSE, LYTHAM ST. ANNES  
FY8 2FD

£265,000

- NESTLED IN A PEACEFUL CUL-DE-SAC LOCATION - BEAUTIFUL DETACHED BUNGALOW
- CLOSE TO THE BEACH, ST ANNES SQUARE & BLACKPOOL
- 3 BEDROOMS - MASTER EN SUITE - 2 RECEPTION ROOMS - KITCHEN - FAMILY
- LARGE SUNNY REAR GARDEN - OFF ROAD PARKING - ENERGY RATING - B BATHROOM



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

Composite front entrance door with double glazed opaque glass insert and double glazed opaque window to side leading into;

#### Hallway

Radiator, built in storage cupboard, staircase leading to the first floor landing, doors leading to all ground floor rooms;

#### Kitchen

13'2 x 9'11

UPVC double glazed window to front, comprehensive range of contemporary fitted wall and base units with wood effect laminate work surfaces, integrated electric oven, four ring gas hob with overhead illuminated extractor, one and a half bowl stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer, tiled flooring, cupboard housing Ideal combination boiler.

#### Bathroom

9'10 x 6'10

UPVC double glazed opaque window to side, three piece contemporary white suite comprising; bath with shower attachment, pedestal wash hand basin, WC, wood effect vinyl flooring, radiator.

#### Reception Room One

14'8 x 13'2

Spacious lounge with UPVC double glazed French doors with windows to both sides leading out to the rear garden, radiator, television and telephone points.

#### Reception Room Two

10'9 x 10'6

UPVC double glazed window to rear, radiator.

#### Bedroom Two

11'1 x 9'1

UPVC double glazed window to front, radiator.



#### First Floor Landing

Aforementioned staircase leading to spacious first floor landing, UPVC double glazed window to side, doors leading to all first floor rooms;

#### Bedroom One

13'2 x 11'6

Velux double glazed window to rear, range of contemporary sliding door wardrobes providing excellent storage space, built in storage cupboard, radiator, television point, door leading into;

#### En Suite

7'4 (into shower) x 5'5

UPVC double glazed opaque window to side, three piece contemporary white suite comprising; shower cubicle with overhead mains powered shower, pedestal wash hand basin, WC, wood effect vinyl flooring, radiator, extractor fan.

#### Bedroom Three

10'2 x 9'4

Velux double glazed window to rear, radiator.

#### Outside

To the front of the property there is a driveway providing 2 off road parking spaces. Large sunny laid to lawn rear garden.

#### Other Details

Tax Band - D (£2,104.98 per annum)

Leasehold



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 92        |
| (81-91) B                                   |  | 82                      |           |
| (69-80) C                                   |  |                         |           |
| (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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