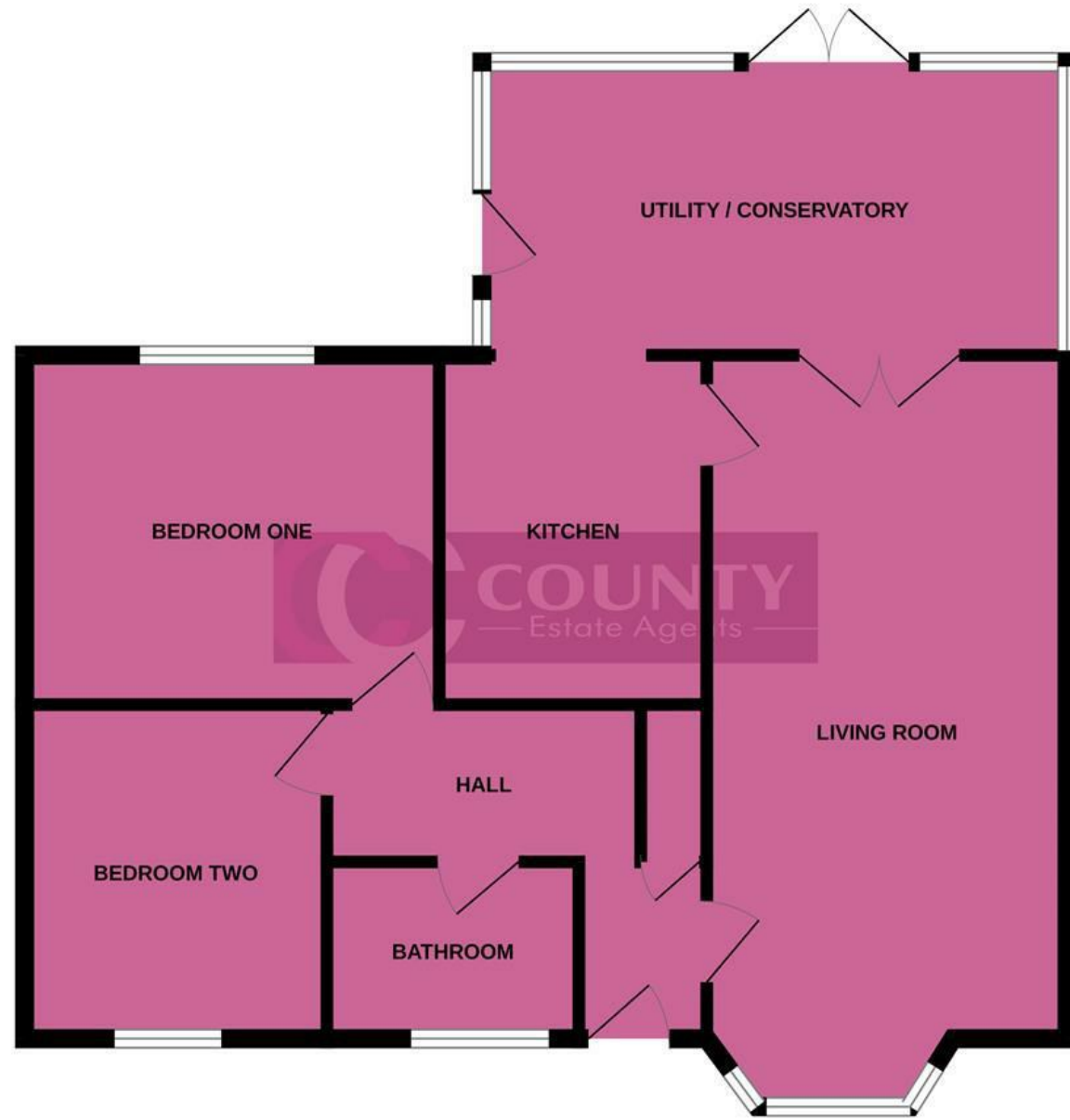


GROUND FLOOR  
79.1 sq.m. (852 sq.ft.) approx.



TOTAL FLOOR AREA: 79.1 sq.m. (852 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



GRETDALE AVENUE, LYTHAM ST. ANNES  
FY8 2EE

OFFERS INVITED  
£225,000

- \*\*\*\* JUST REDUCED BY £10,000 TO REFLECT THE WORK REQUIRED \*\*\*\* DETACHED TRUE BUNGALOW SITUATED IN A QUIET AND VERY CONVENIENT LOCATION OFFERED WITH NO CHAIN
- THE PROPERTY CONSISTS OF: 2 BEDROOMS, SPACIOUS LOUNGE, SPACIOUS CONSERVATORY, KITCHEN, BATHROOM
- CLOSE TO SCHOOLS, TRANSPORT LINKS, THE SEA FRONT AND WITHIN CLOSE PROXIMITY TO THE TOWN CENTRE
- OFF ROAD PARKING FOR TWO CARS, GARAGE AND GOOD SIZED GARDENS - EPC RATING: E







#### Entrance

Entrance gained via UPVC double glazed door with opaque glass insert.

#### Hallway

Radiator, alarm panel, storage cupboard, cupboard housing the meters and fuse box, carpets.

Doors leading to the following rooms;

#### Lounge

21'11 x 11'01

A great sized lounge with UPVC double glazed bay windows with leaded inserts to the front, radiators, wooden surround with marble backdrop and hearth, telephone and television points, coving, skirting boards, curtains.

UPVC double glazed door leading into;

#### Conservatory

19'2 x 9'7

UPVC double glazed doors leading out into the garden, stainless steel sink and drainer, laminate work surfaces, plumbing for a washing machine, tiled flooring, spotlights.

#### Kitchen

12'4 x 8'8

Hotpoint induction hob, integrated oven and microwave, good range of wall and base units, laminate work surfaces, boiler, radiator, tiled flooring, part tiled walls, spotlights, solid timber doors leading into the lounge and hallway. The kitchen flows nicely into the conservatory.

#### Bedroom One

12'10 x 10'7

UPVC double glazed windows to the rear, radiator, carpets, skirting boards, coving, curtains



#### Bedroom Two

9'11 x 9'2

UPVC double glazed window to the front with leaded inserts, radiator, carpets, curtains, skirting boards, coving.

#### Bathroom

7'8 x 5'7

UPVC double glazed windows to the front with leaded inserts, part tiled walls, three piece white suite comprising: WC, bidet WC, pedestal wash hand basin, mains powered shower in single cubicle, tile effect flooring, chrome wall mounted tiled rail.

#### Outside

To the front there off road parking for two cars and a lawned area bordered by plants. The rear has a flagged section and an area which has artificial grass laid down, a raised decking area, a green house plus some extra external space. There is also a garage at the rear which can be accessed from the front.

#### Other details

Tenure - Leasehold - 999 years less 10 days from 1st Nov 1953  
Council Tax band D - £2,084.00



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Need an Independent Mortgage Quote?  
**The Mortgage Factory**  
 Independent Mortgage Specialists  
 TEL: 01253 712 998  
[www.mortgagefactoryltd.com](http://www.mortgagefactoryltd.com)

