

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. Made with Metropix © 2021



CROSLAND ROAD NORTH, LYTHAM ST. ANNES ASKING PRICE £289,950
FY8 3EP

- STUNNING SEMI DETACHED TRUE BUNGALOW IN SUPERB LOCATION - FULLY REFURBISHED TO AN EXTREMELY HIGH STANDARD
- EASY ACCESS TO ST ANNES SQUARE, LOCAL SHOPS & TRANSPORT LINKS
- LOUNGE - GORGEOUS DINING KITCHEN - TWO DOUBLE BEDROOMS - CONTEMPORARY BATHROOM
- FRONT & REAR GARDENS - DRIVEWAY & GARAGE



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 Entrance door leads into;

Entrance Hall
Bright entrance hall with wood effect laminate floor, meter cupboard, loft access with pull down ladder, radiator, recessed spotlights, doors lead to the following rooms;

Lounge
14'7 x 13'6'
Bright and spacious room with large UPVC double glazed bay window to front, wood effect laminate flooring, two contemporary wall mounted radiators, TV point

Dining Kitchen
20'6 x 8'4'
Fabulous, extended dining kitchen, UPVC double glazed window to side, UPVC sliding patio doors leading into rear garden, contemporary radiator with a good range of modern wall and base units with black laminate work surfaces, tiled to splash backs, wood effect laminate flooring, integrated appliances include; one and a half bowl sink and drainer, 'Bosch' single oven/grill, touch button 'Bosch' microwave, 'Bosch' electric hob and electric air vented extractor, Wi-fi integrated washer and drier - A ++ rated energy efficiency, space for American style fridge/freezer, TV point, recessed spotlights, space for table and chairs

Bathroom
10'1 x 5'7'
UPVC double glazed opaque window to rear, four piece white suite comprising of shower cubicle with waterfall shower head and fitted seat if required, bath, pedestal wash hand basin and WC, demystifying wall mounted light mirror, fully tiled walls and floor, wall mounted chrome heated towel rail

Bedroom One
13'1 x 10'3'
UPVC double glazed patio doors leading out into rear garden, wall mounted contemporary radiator, TV point, newly carpeted, recessed dimmer spotlights

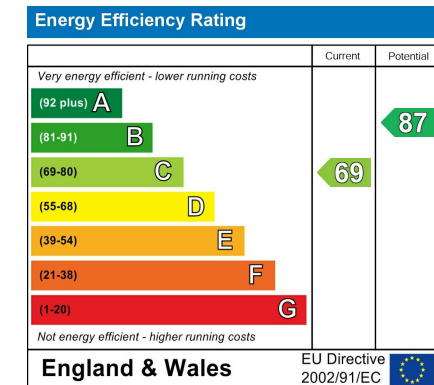
Bedroom Two
14'3 x 10'4'
UPVC double glazed window to front, contemporary radiator, newly carpeted, recessed dimmer spotlights

Outside
The front garden is laid to lawn with established borders and there is a brand new block paved driveway providing parking for two to three cars. The rear garden has been recently landscaped with a decking area and is laid to artificial lawn with a gravel border. There is an outside electric double socket and outside water tap.

Garage
Brand new brick built single garage with power, light and roller door. Access door and window.

Other details
Tenure - Leasehold - Reside Of 999 Years - £13.00 p/a
Tax Band - C (£1871.10 per annum)

- * All new outdoor drainage to the property and new indoor pipework throughout
- * All new uPVC windows fitted in June 2021
- * Full electrical rewire fitted with up to date electric smoke alarms to kitchen and hallway
- * Wireless heating system throughout
- * New brushed steel double sockets and light switches to all rooms
- * LABC approved and paperwork completed
- * Potential to convert loft space
- * Brand new driveway
- * Brand new landscaped garden



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