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DEVONSHIRE ROAD, LYTHAM ST. ANNES
FY8 2NU

£499,950

- SPACIOUS DETACHED BUNGALOW IN SOUGHT AFTER LOCATION - JUST A SHORT STROLL TO ST ANNES SQUARE AND THE BEACH
- TRANSPORT LINKS CLOSE BY - 4 BEDROOMS - 2 EN-SUITES - FAMILY BATHROOM
- KITCHEN - GARDEN - GARAGE - SEPARATE STUDIO ANNEXE
- ENERGY RATING - D

 4
  4
  3
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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

UPVC entrance door leads into;

Porch

Tiled flooring, fitted storage cupboards, door leads into;

Entrance Hall

Radiator, four wall light points, coving to ceiling, fitted storage cupboards, doors lead to;

Lounge

17'2" x 11'9"

UPVC double glazed bay window to front, radiator, TV point, two wall light points, coal effect gas fire.

Drawing Room

17'2" x 12'0"

UPVC double glazed bay window to front, radiator, coving to ceiling, decorative fireplace with marble inset and hearth.

Bedroom Two

13'9" x 11'4"

UPVC double glazed bay window to side, fitted bedroom suite with a range of wardrobes. Shower cubicle with fitted electric shower, pedestal wash hand basin with tiled splashback, mirror, shaver point with light and extractor fan.

Bedroom Three

12'0" x 9'10"

UPVC double glazed window to side, radiator, picture rail.

Hallway

Radiator, doors lead to;

Sitting Room

13'2" x 12'0"

TV point, picture rail, coving, coal effect electric fire with tiled surround, UPVC double doors to rear garden.

Dining Room

17'8" x 11'10"

UPVC double glazed bay window to side, radiator, coving, built in storage units, stairs lead to first floor.

Kitchen

15'11" x 7'11"

UPVC double glazed window to rear, UPVC double glazed door to side, good range of wall and base units with laminate work



surfaces, breakfast bar, one and a half bowl sink and drainer, integrated fridge/freezer, dishwasher and washing machine, built in double oven and 4 ring gas hob with overhead extractor, tiled flooring, coving concealed wall mounted boiler.

Bedroom One

13'6" x 12'0"

Two UPVC double glazed windows to side, fitted wardrobes, two radiators, coving, double door to storage cupboard, sliding door leads into;

En-Suite Shower Room

UPVC opaque double glazed window to the side, three piece fitted suite comprising of; WC, shower enclosure with fitted shower, wash hand basin with mixer tap and under unit storage, extractor fan.

Bathroom

15'9" x 6'5"

UPVC opaque double glazed window to the side, four piece suite comprising of; WC, bath with mixer tap and hand held shower attachment, vanity wash hand basin and mixer tap with storage underneath, double shower enclosure with fitted shower, fully tiled walls, tiled flooring, wall mounted heated towel rail, radiator, built in storage cupboard and shelving, extractor fan.

WC

UPVC opaque double glazed window to rear, two piece suite comprising of; WC, wash hand basin, tiled to splash back, radiator and picture rail.

First Floor Landing

UPVC double glazed window to the side, radiator, access to the eaves, door leads to;

Hallway

Radiator, access to eaves, door leads to;

Loft Room

11'8" x 10'10"

Two Velux windows, radiator, door leads to;

En-Suite Shower Room

Velux window, three piece suite comprising of a recessed shower enclosure with fitted shower, wash hand basin with mixer tap and storage underneath, tiled to splashbacks, WC, radiator.



Store Room

Fitted with a range of units.

Annexe

18'8" x 10'11"

UPVC door and 2 UPVC double glazed windows one to the front and one to the side, range of fitted high gloss wall and base units, laminate working surfaces, stainless steel sink and drainer with mixer tap, tiled to splashbacks, integrated appliances include; electric oven, four ring electric hob, overhead illuminated extractor fan, space for a fridge/freezer, two wall mounted electric heaters, TV point, door leads to;

Shower Room

UPVC opaque double glazed window to the side, three piece suite comprising of, WC, pedestal wash hand basin with mixer tap, shower cubicle with electric shower, tiled to splashbacks, wall mounted heated towel rail, electric fan heater, extractor fan.

Outside

To the front of the property there is a double driveway which leads to a single garage with an electric up and over door the garage also has electric and lighting, The rear of the property is paved with plenty of space for tables and chairs, laid to lawn with mature trees and shrubs around the boarder.

Other Details

Tenure - Freehold

Council Tax band - E (£2,547.00 per annum)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	