

GROUND FLOOR
93.5 sq.m. (1007 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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**FILEY ROAD, LYTHAM ST. ANNES
FY8 3EZ**

ASKING PRICE £280,000

- NO CHAIN - FABULOUS 3 BEDROOM SEMI DETACHED TRUE BUNGALOW
- LOUNGE - BATHROOM - KITCHEN - CONSERVATORY
- IN SOUGHT AFTER QUIET RESIDENTIAL LOCATION
- GOOD SIZE GARDEN - DRIVEWAY AND 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
UPVC entrance door leads into;

Porch
Tiled floor and walls, meter cupboard, UPVC door with decorative glass panel leads into;

Hallway
Two radiators, telephone point, loft access with pull down ladder, UPVC decorative window overlooking conservatory, doors lead to the following rooms;

Lounge
14'11 x 12'4
Large UPVC double glazed window to front allowing plentiful light, radiator, brick built feature opening - providing space for electric fire

Bedroom One
14' x 8'5 (to front of wardrobes)
UPVC double glazed bay window to front, range of fitted wardrobes, radiator

Bedroom Two
10'11 x 10'5
UPVC double glazed French doors leading into conservatory, wood effect laminate flooring, radiator, TV point

Conservatory
11'3 x 7'11
UPVC double glazed windows and doors with polycarbonate roof, tiled floor, power points

Bedroom Three
9'11 x 8'5
UPVC double glazed window to side, radiator

Bathroom
8'5 x 8'1
UPVC double glazed opaque window to side, fully tiled floor and walls, five piece white suite comprising of

WC, pedestal wash hand basin, corner bath, shower cubicle and bidet, wall mounted chrome heated towel rail

Kitchen
12'5 x 10'11
Two UPVC double glazed windows to rear and side, UPVC door leading into rear garden, good range of wall and base units with laminate work surfaces, integrated stainless steel sink and drainer, space for American style fridge/freezer, space for cooker with overhead extractor, plumbed for washing machine, breakfast bar, radiator, fully tiled walls and floor

Outside
The front garden is mainly laid to shale with shrub and tree borders. There is a driveway leading to the garage providing off road parking

The rear garden has paved areas perfect for table and chairs and a lawn with shrub and tree borders, UPVC summerhouse, garden shed, brick built outhouse perfect for storage, outside water tap, security light, secure side door

Garage
Brick built single garage with electric up and over door, power and light

Other Details
Tax Band - D (£2,104.98 per annum)
Tenure - Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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