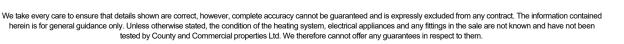
# **GROUND FLOOR** 93.5 sq.m. (1007 sq.ft.) approx.



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. Made with Metropix © 2023





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# FILEY ROAD, LYTHAM ST. ANNES FY8 3EZ

- NO CHAIN FABULOUS 3 BEDROOM SEMI DETACHED TRUE BUNGALOW
- LOUNGE BATHROOM KITCHEN CONSERVATORY

ASKING PRICE £280,000

- IN SOUGHT AFTER QUIET RESIDENTIAL LOCATION
- GOOD SIZE GARDEN DRIVEWAY AND GARAGE























#### 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

# 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 Detaila

Tax Band - D (£2,104.98 per annum)







