

GROUND FLOOR  
86.8 sq.m. (934 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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**EDWINSTOWE ROAD, LYTHAM ST. ANNES  
FY8 4BQ**

**ASKING PRICE £295,000**

- RECENTLY REFURBISHED & DECEPTIVELY SPACIOUS 3 BEDROOM TRUE BUNGLOW
- LOUNGE - DINING ROOM - CONSERVATORY - BATHROOM - BREAKFAST KITCHEN

- PEACEFUL YET HIGHLY CONVENIENT LOCATION CLOSE TO BUS ROUTES & LOCAL SHOPS
- LARGE, PRIVATE AND SUNNY REAR GARDEN - DRIVEWAY AND GARAGE - NO CHAIN



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

Entrance door leads into porch with tiled floor, further door leads into;

#### Hallway

Radiator, cupboard housing consumer unit and smart meter, loft access with pull down ladder, doors lead to the following rooms;

#### Bedroom One

12'3 x 10'9 (to the widest point)  
UPVC double glazed bay window to front, built in wardrobes, radiator

#### Lounge

18'6 x 10'9  
Large UPVC double glazed leaded window to front, two radiators, TV and telephone points, fireplace with wooden surround and marble backdrop and hearth housing electric fire

#### Breakfast Kitchen

16'1 x 8'10  
UPVC double glazed windows to side and rear, door to side, good range of wall and base units with laminate work surfaces, integrated appliances include stainless steel sink and drainer, 4 ring electric hob with overhead illuminated extractor, oven/grill, recently installed wall mounted 'Baxi' combi boiler plumbed for washing machine, space for fridge/freezer, space for table and chairs, radiator, recessed spotlights

#### Bathroom

8'4 x 5'11  
Two UPVC double glazed opaque windows to side, four piece white suite comprising of bath, pedestal wash hand basin, shower cubicle and WC, tiled floor and fully tiled walls, recessed spotlights, wall mounted heated towel rail



#### Bedroom Two

10'11 x 9'2  
Window to rear, radiator, built in wardrobes

#### Bedroom Three / Dining Room

10'11 x 7'9  
Parquet flooring, radiator, double doors leading into conservatory

#### Conservatory

11'1 x 9'4  
Dwarf brick built wall with UPVC double glazed windows and doors looking out over rear garden, plentiful power points

#### Outside

The front garden is laid to lawn with a driveway providing access to the garage with off road parking for two cars.

The well established rear garden is extremely private and sunny and has been laid to lawn with patio area perfect for table and chairs. There are shrub and tree borders, a secure side gate, outside water tap and garden shed with power.

#### Garage

Brick built single garage with power, light and window to side.

#### Other Details

Tenure - Freehold  
Tax Band - £2,186.55 per annum  
South facing rear garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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