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SKIPTON ROAD, LYTHAM ST. ANNES  
FY8 3PA

ASKING PRICE £289,950

- DECEPTIVELY SPACIOUS AND BRIGHT THREE BEDROOM SEMI DETACHED DORMER BUNGALOW IN A LOVELY RESIDENTIAL AREA
- CONVENIENTLY LOCATED FOR TRANSPORT LINKS, LOCAL SCHOOLS AND BOTH LYTHAM AND ST ANNES TOWN CENTRES
- THREE DOUBLE BEDROOMS - DINING KITCHEN - SPACIOUS LOUNGE - GROUND FLOOR BATHROOM - FIRST FLOOR BATHROOM - UTILITY ROOM
- FRONT AND REAR GARDENS - GARAGE - DRIVEWAY - EPC RATING D

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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 double glazed opaque door with opaque glass inserts to either side, leads into:

**Entrance Hall**  
11'3 x 7'01  
Wood effect laminate flooring, double radiator, telephone point, cupboard housing consumer unit and meters, staircase leading to first floor, doors lead to the following rooms:

**Cloak Room**  
UPVC opaque double glazed window to the side.

**Bathroom**  
7'11 x 5'10  
UPVC opaque double glazed window to the rear, vinyl flooring, tiled to splash backs, three piece suit comprising of: WC, wash hand basin, shower cubical with waterfall shower and further hand held attachment, wall mounted chrome heated towel rail, extractor fan.

**Bedroom 3/Reception Room**  
14'01 x 10'7  
UPVC double glazed window to the front, UPVC opaque double glazed window to the side, wood effect laminate flooring, double radiator.

**Lounge**  
16'0 x 12'2  
Large UPVC double glazed window to the front allowing plentiful light, wood effect laminate flooring, double radiator, ornate light fitting, television point.

**Dining Kitchen**  
14'9 x 13'3  
UPVC double glazed window to the rear, wooden single glazed door to the rear leading out to UPVC double glazed utility area with space for washing machine and dryer, further door leading to a storage cupboard,



wood effect laminate flooring, double radiator, feature central Edison lighting, ornate light fitting over dining area, space for table and chairs, contemporary fitted base units with laminate work surfaces, composite sink with drainer and contemporary tap, space for a dishwasher and fridge freezer, cupboard housing the boiler, integrated appliances include: four ring electric induction hob, stainless steel oven/grill.

**Stair/Landing**  
Aforementioned staircase to first floor, newly carpeted, loft hatch, doors lead to the following rooms:

**Study/Office Space**  
6'7 x 6'6  
UPVC double glazed window to the rear, double radiator, storage cupboard.

**Bathroom**  
6'6 x 5'11  
UPVC double glazed opaque window to the rear, vinyl flooring, floor to ceiling tiled walls, three piece suit comprising of: WC, pedestal wash hand basin, shower area with mains plumbed shower.

**Bedroom Two**  
16'6 x 10'6  
UPVC double glazed window to the rear, newly carpeted, double radiator.

**Bedroom One**  
12'01 x 9'03  
UPVC double glazed window to the front allowing plentiful light, newly carpeted, double radiator, television point.

**Outside**  
The front is laid to lawn with mature plant and shrub borders.



The rear garden is partly laid to lawn, with mature plant and shrub borders.

Driveway for two cars.

Garage with up and over door, power, lighting and water supply.

**Other Details**  
Tenure: Freehold  
Council Tax Band: C (£1,943.60 per annum)  
Wooden contemporary doors fitted throughout the property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		64	
(55-68) D			
(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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