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WINSTON AVENUE, LYTHAM ST. ANNES  
FY8 3NS

ASKING PRICE £265,000

- DECEPTIVELY SPACIOUS AND BRIGHT THREE BEDROOM SEMI DETACHED DORMER BUNGALOW IN A LOVELY RESIDENTIAL AREA
- CONVENIENTLY LOCATED FOR TRANSPORT LINKS, ST ANNES TOWN CENTRE, SEA FRONT AND MOTORWAY ACCESS
- 3 DOUBLE BEDROOMS - DINING KITCHEN - SPACIOUS LOUNGE - GROUND FLOOR BATHROOM - FIRST FLOOR EN-SUITE - CONSERVATORY - UTILITY ROOM
- FRONT AND REAR GARDENS - GARAGE - DRIVEWAY - EPC RATING: TBC

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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

Entrance gained via UPVC door with double glazed opaque windows.

### Hallway

Radiator, cupboard housing meters and fuse box, stairs to the first floor landing.

Doors leading to the following;

### Bedroom Two

12'11 x 12'01 at widest point  
UPVC double glazed windows to the front and sides, radiator, telephone point, skirting boards.

### Bedroom Three

12'04 to the wardrobes x 8'11  
UPVC double glazed windows to the front, radiator, inbuilt wardrobes and set of drawers, skirting boards, coving.

### Lounge

12'3 x 11'10  
Radiator, encased stone effect gas fire, television point, skirting boards, coving.

Doors leading into;

### Conservatory

11'0 x 10'4  
Tiled flooring and full set of UPVC double glazed windows with door leading into the garden.

### Bathroom

11'9 x 5'11  
UPVC double glazed opaque windows to the rear, overhead mains powered shower in glazed cubicle, three piece white suite comprising: bath, WC and wash hand basin, chrome wall mounted heated towel rail, fully tiled walls and floor, recessed spotlights.



### Dining Kitchen

21'3 x 8'10  
Two sets of UPVC double glazed windows to side (one of which is opaque), good range of contemporary wall and base units with laminate work surfaces, four ring gas hob with overhead extractor fan, integrated appliances include: electric oven, fridge, dishwasher, stainless steel sink and drainer with mixer tap, radiator, space for dining table and chairs, wall mounted extractor fan, part tiled walls, tiled flooring.

Door leading to;

### Utility Room

9'4 x 5'7  
Boiler, spaces for washing machine, dryer and fridge/freezer, tiled flooring, UPVC double glazed door leading into the garden.

### First Floor Landing

Door leading into;

### Bedroom One

12'11 x 12'8  
Double glazed window to the rear, radiator.

Door leading into;

### Walk in wardrobe / Office space

UPVC double glazed Velux window to the rear, UPVC double glazed windows to the side, radiator, telephone point, inbuilt desk and drawers, inbuilt wardrobes.

Door leading into;

### En-suite

8'0 x 7'3 at widest point  
Two piece white suite comprising: WC and wash hand basin, overhead mains powered shower in single cubicle with sliding door, fully tiled walls and floor, wall mounted chrome towel heater.



### Outside

Low maintenance front garden with shrubs and bushes. There is a driveway to the side providing off road parking and access to the garage at the rear of the property.

Beautiful low maintenance north westerly facing rear garden with decking laid down along the rear of the property, good sized lawned area, gravelled area to one side, a small decorative pond to the rear and established planted borders.

### Other details

Council Tax Band - D ( £2,165.00 per annum )  
Tenure - Leasehold - 932 years left on the lease - Leasehold charges TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
England & Wales		EU Directive 2002/91/EC

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