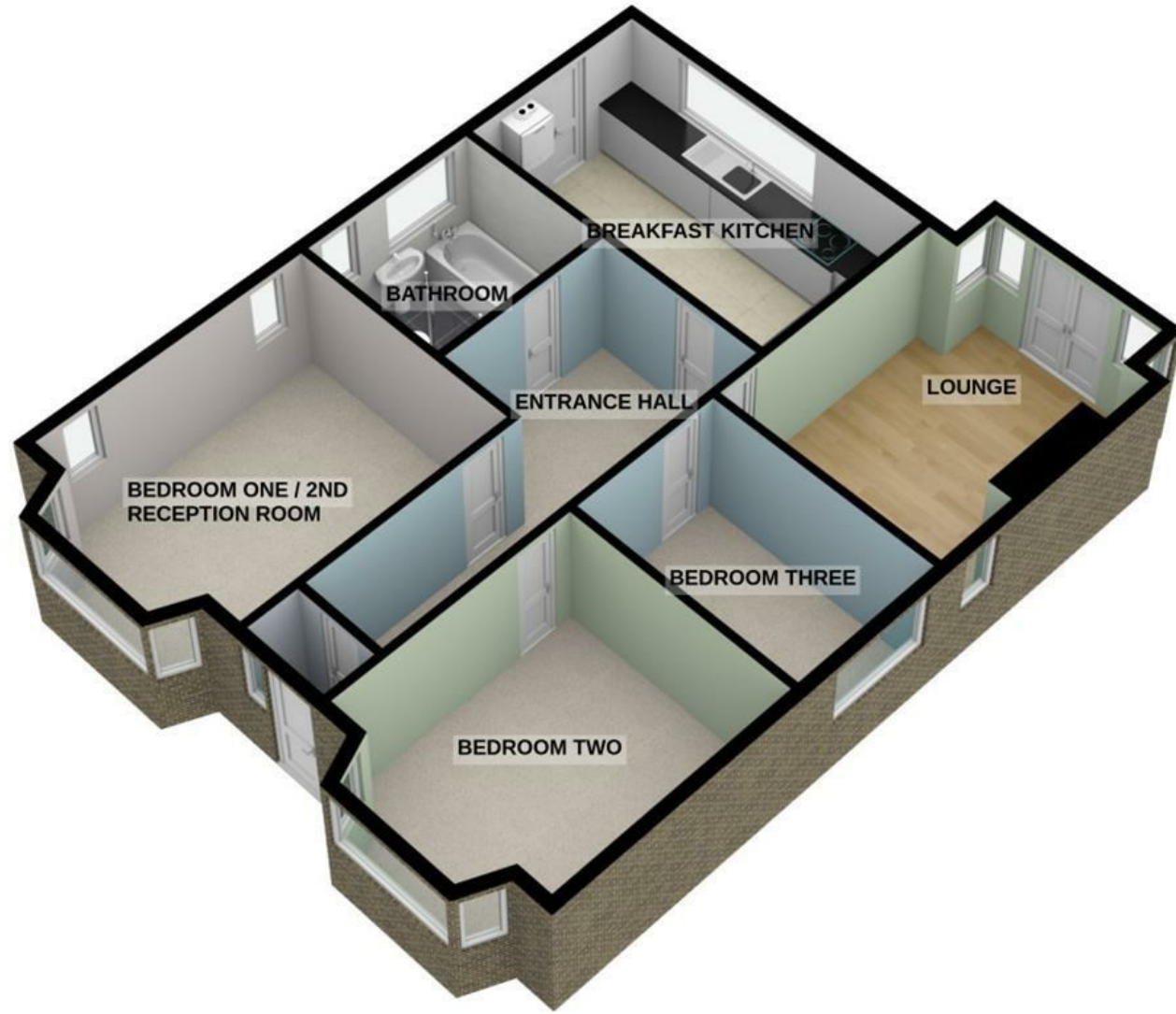


GROUND FLOOR  
87.0 sq.m. (936 sq.ft.) approx.



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

**GRASMERE ROAD, LYTHAM ST. ANNES  
FY8 2RP**

**ASKING PRICE £249,950**

- DECEPTIVELY SPACIOUS 3 BEDROOM TRUE DETACHED BUNGALOW
- LOUNGE - BATHROOM - BREAKFAST KITCHEN
- IN SOUGHT AFTER PEACEFUL LOCATION
- WEST FACING REAR GARDEN - GARAGE AND DRIVEWAY



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 with opaque glass window to side leads into;

#### Porch

Door leads into;

#### Entrance Hall

Cupboard housing meters, radiator, two large fitted storage cupboards with shelving and hanging rail, loft access with pull down ladder, telephone point, doors lead to the following rooms;

#### Bedroom One / Second Reception Room

15'03 x 10'11

UPVC double glazed bay window to front, two UPVC double glazed opaque windows to side, TV and telephone points, radiator

#### Bedroom Two

12'1 x 9'10

UPVC double glazed bay window to front, radiator

#### Bedroom Three

10'11 x 6'11

UPVC double glazed window to side, radiator

#### Bathroom

8'6 x 7'3

Two UPVC double glazed opaque windows to side, four piece white suite comprising of; bath with overhead shower, shower cubicle, vanity wash hand basin and WC, tiled walls, wall mounted chrome heated towel rail, radiator, recessed spotlights

#### Breakfast Kitchen

15'03 x 8'8

UPVC double glazed window overlooking rear garden, UPVC door to the side, good range of wall and base units with black laminate work surfaces, tiled to splash backs, integrated appliances include double oven and

grill, four ring gas hob with overhead illuminated extractor, stainless steel sink and drainer, washing machine, dishwasher, space for fridge/freezer, space for table and chairs, cupboard housing boiler, radiator

#### Lounge

15'11 x 10'11

UPVC double glazed patio doors lead out into rear garden with windows either side, two further UPVC double glazed opaque windows to side, fireplace housing living flame effect electric fire, two radiators, TV point

#### Outside

The Westerly facing rear garden is laid to lawn with patio perfect for table and chairs, shrub and flower borders, secure gates to either side of the property, outside water tap.

The low maintenance front garden is laid to gravel with shrub and flower borders and provides off road parking for two to three cars

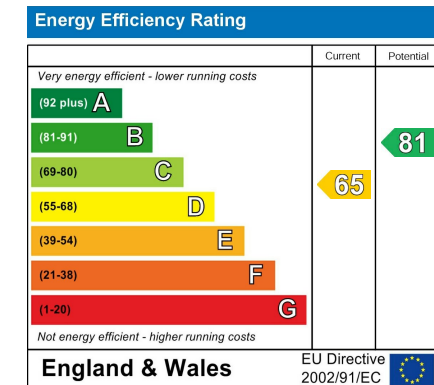
#### Garage

Single brick built garage with wooden doors, power and light, small secure storage outhouse to side

#### Other Details

Tenure - Freehold

Tax Band - D



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