

GROUND FLOOR  
81.4 sq.m. (876 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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**BEAUCLERK ROAD, LYTHAM ST. ANNES  
FY8 3LR**

**ASKING PRICE £399,000**

- BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED TRUE BUNGALOW IN HIGHLY SOUGHT LOCATION WITHIN CLOSE PROXIMITY TO ROYAL LYTHAM AND ST ANNES GOLF CLUB
- SPACIOUS LOUNGE - TWO BEDROOMS - BATHROOM - LARGE DINING KITCHEN - CONSERVATORY
- CONVENIENTLY LOCATED FOR ST ANNES TOWN CENTRE, SEA FRONT, LOCAL SHOPS, TRANSPORT AND MOTORWAY ACCESS
- PRIVATE AND SUNNY REAR GARDEN - SINGLE GARAGE - OFF ROAD PARKING - EPC RATING: D



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 double glazed sliding door.

**Porch**  
Tiled floor, solid timber door with glass inserts leading into;

**Lounge**  
15'8 x 14'9 into the bay  
UPVC double glazed bay window to the front, single glazed leaded windows to the side, radiator, coal effect gas fire with tiled backdrop & hearth and wooden surround, television and telephone points, skirting boards, coving.

**Inner hallway**  
Radiator, heating thermostat and doors leading to the following rooms;

**Bedroom One**  
13'4 into the bay x 11'5  
UPVC double glazed bay window to the front, radiator, two sets of inbuilt wardrobes providing plentiful storage space, television point, skirting boards, coving.

**Bathroom**  
8'7 x 7'4  
Two sets of UPVC double glazed opaque windows to the side, three piece white suite comprising: WC, vanity wash hand basin and bath with overhead mains powered shower and grab rails, part tiled walls, tile effect vinyl flooring.

**Dining Kitchen**  
16'1 x 15'6 at widest point  
UPVC double glazed windows to the rear, single glazed opaque window to the side, set of UPVC doors with double glazed opaque glass inserts providing access to the exterior, radiator, range of contemporary wall and base units with accompanying set of drawers, laminate work surfaces with incorporated stainless



steel one and half sink and drainer with mixer tap, ' Belling ' integrated electric oven, ' Technik ' four ring gas hob with overhead extraction hood, integrated washing machine, tiled to splashbacks, space for dining table and chairs, tiled floor throughout, skirting boards.

UPVC doors with glass inserts leading into;

**Conservatory**  
13'0 x 9'9  
UPVC double glazed windows to the rear and side, UPVC doors with large glass inserts providing access into the exterior, radiator, wood effect vinyl flooring, skirting boards.

**Bedroom Two**  
13'7 x 10'2  
UPVC double glazed windows to the rear, radiator, fitted wardrobes and accompanying doors, telephone point, boiler, laminate flooring, skirting boards, coving.

**Outside**  
To the front there is a block paved drive leading to a single garage the garage has power and lighting, there is also a lawned area bordered by established trees and bushes. To the rear is mostly laid to lawn with a small block paved area and bordered by privets.

**Other Details**  
Council Tax Band - E ( £2,646.00 per annum )  
Tenure: Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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