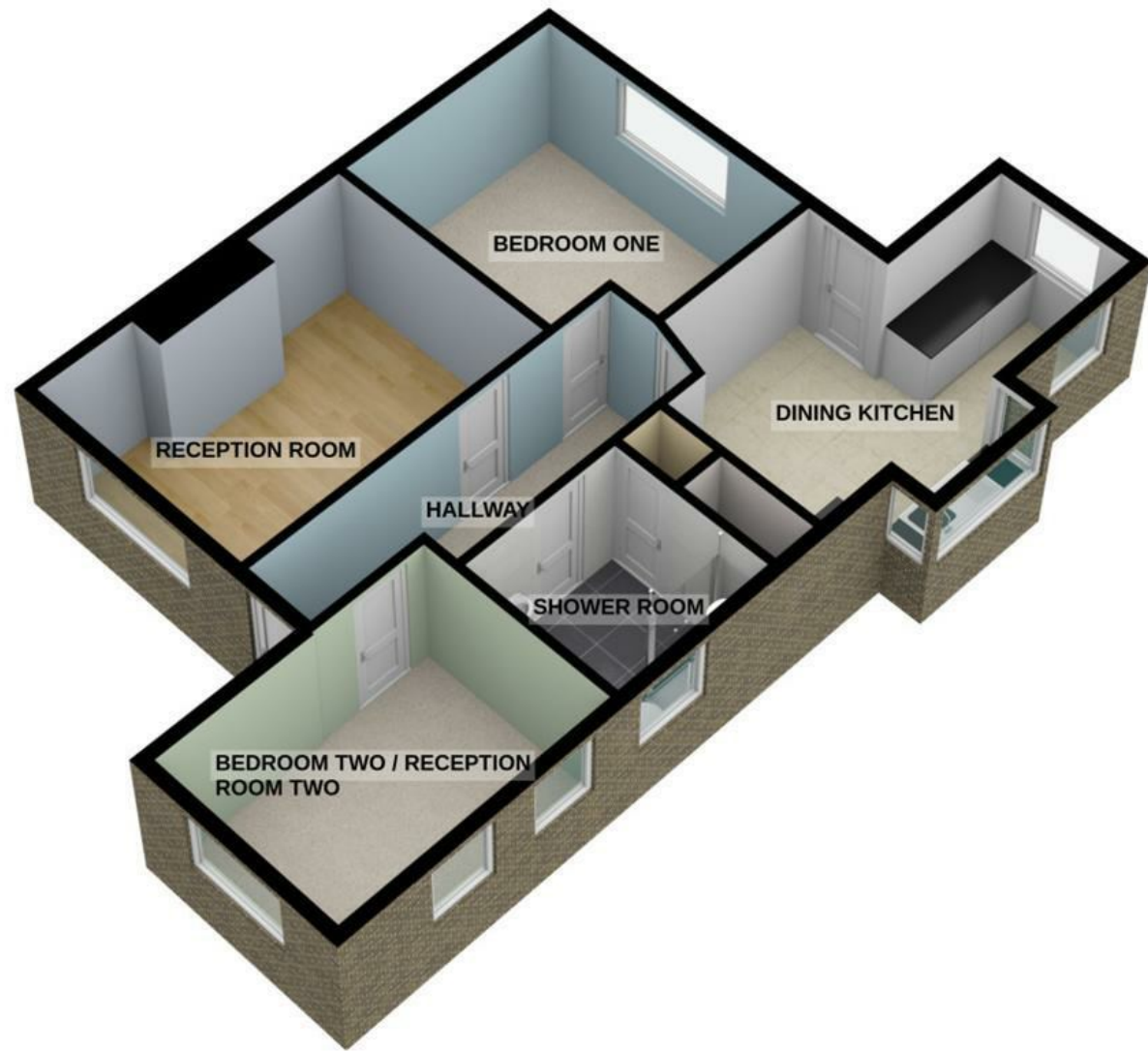


GROUND FLOOR
68.0 sq.m. (732 sq.ft.) approx.



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

**HESKETH ROAD, LYTHAM ST. ANNES
FY8 3DY**

ASKING PRICE £210,000

- WELL PRESENTED TWO BEDROOM SEMI DETACHED TRUE BUNGALOW IN QUIET CUL DE SAC OFFERED WITH NO CHAIN INVOLVED
- TWO DOUBLE BEDROOMS - DINING KITCHEN - RECEPTION ROOM - SHOWER ROOM
- WITHIN EASY REACH OF LOCAL SCHOOLS, ST ANNES TOWN CENTRE, ST ANNES SEA FRONT, TRANSPORT LINKS AND MOTORWAY ACCESS
- PRIVATE REAR GARDEN - DRIVEWAY - GARAGE - 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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
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Entrance

Entrance gained via UPVC door with double glazed opaque inserts providing access into;

Hallway

Single radiator, telephone point, cupboard housing fuse box and electric meter, loft hatch.

Bedroom Two / Reception Two

12'6 x 8'8

UPVC double glazed windows to the front and side, single radiator, telephone point, skirting boards, coving.

Shower Room

8'3 x 6'7

UPVC double glazed opaque windows to the side, three piece white suite comprising: pedestal wash hand basin, WC and bidet, mains powered shower in single glazed cubicle, extractor fan, two inbuilt cupboards providing plentiful storage, part tiled walls, tiled floors, two wall mounted mirrors one with overhead wall mounted light,

Reception Room

15'2 x 11'0 at widest point

UPVC double glazed windows to the front, single radiator, electric fire with stone effect hearth, television point, skirting boards, coving.

Bedroom One

11'2 x 10'4

UPVC double glazed windows to the rear, single radiator, good range of fitted wardrobes and overhead cupboards, telephone point, skirting boards, coving.

Dining Kitchen

18'1 x 12'10

UPVC door with double glazed inserts providing access to the rear garden, UPVC double glazed windows to the rear and side, single radiator, wall mounted storage heater, good range of wall and base units,

laminated work surfaces with incorporated stainless steel sink and drainer, space for freestanding electric hob and oven, freestanding fridge, freestanding freezer and dishwasher, boiler, part tiled walls.

Outside

Externally there is an excellent size driveway which leads to a detached garage that has power and light. There is also an outside tap to the side.

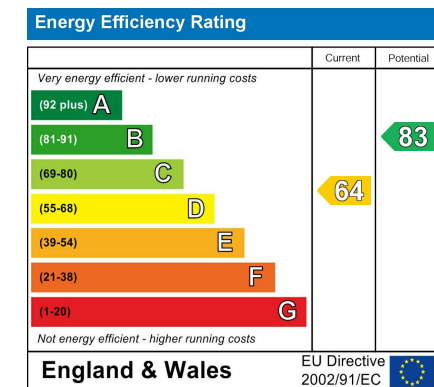
The front garden is laid to lawn with pathway that leads to the front door. The rear garden is low maintenance, fully enclosed and very private.

Other details

Council Tax Band: C (£1,924.00 per annum)

Tenure: Leasehold

Ground Rent: £9.00 per annum



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