



**LOCHINCH CLOSE, BLACKPOOL
FY4 5NR**

ASKING PRICE £170,000

- NESTLED IN A PEACEFUL CUL-DE-SAC LOCATION YET WITHIN EASY REACH OF LOCAL AMENITIES & TRANSPORT LINKS
- LARGE SOUTHERLY FACING GARDEN - GARAGE & DRIVEWAY
- SEMI DETACHED TRUE BUNGALOW - 2 BEDROOMS - LOUNGE - BRAND NEW KITCHEN & BATHROOM
- NO FORWARD CHAIN



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
Composite entrance door leads into;

Porch
Wood effect laminate flooring, radiator, door leads into;

Lounge
15' x 11'5"
UPVC double glazed window to front, radiator, wood effect laminate flooring, fireplace housing living flame gas, TV and telephone points

Inner Hallway
Good size storage cupboard, radiator, doors lead to the following rooms;

Kitchen
10'6 x 10'3
UPVC double glazed windows to front and side, UPVC door to side, range of high gloss wall and base units with wood effect laminate work surfaces, integrated appliances include; 'Bosch' microwave, 'Bosch' oven / grill, 'Bosch' four ring electric hob with overhead contemporary extractor, 'Bosch' fridge and freezer, 'Bosch' washing machine, composite sink, cupboard housing 'Worcester' boiler, under unit lighting, recessed spotlights, wood effect flooring

Bathroom
8'8 x 7'4
UPVC double glazed opaque window to side, four piece white suite comprising of bath, pedestal wash hand basin, shower cubicle and WC, lino flooring, fully tiled walls, wall mounted chrome heated towel rail, loft access

Bedroom Two
10'3 x 7'9
UPVC double glazed window to rear, radiator

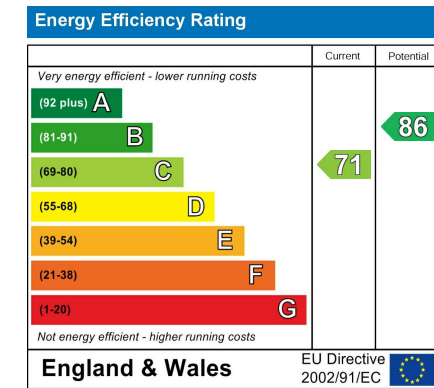


Bedroom One
12'4 x 11'5
UPVC double glazed patio doors leading out into rear garden, range of fitted wardrobes with overhead cupboards, radiator,

Outside
The good size sunny garden is laid to lawn with shrub and tree borders, space for patio, secure gate

Garage
Single brick built garage with up and over door, UPVC double glazed opaque side window and composite access door, power and light, water

Other Details
Tenure - Leasehold
Tax Band - C (£1,929.73 per annum)



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