

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 © 2024



HEYHOUSES LANE, LYTHAM ST. ANNES
FY8 3RG

OFFERS IN THE REGION
OF £335,000

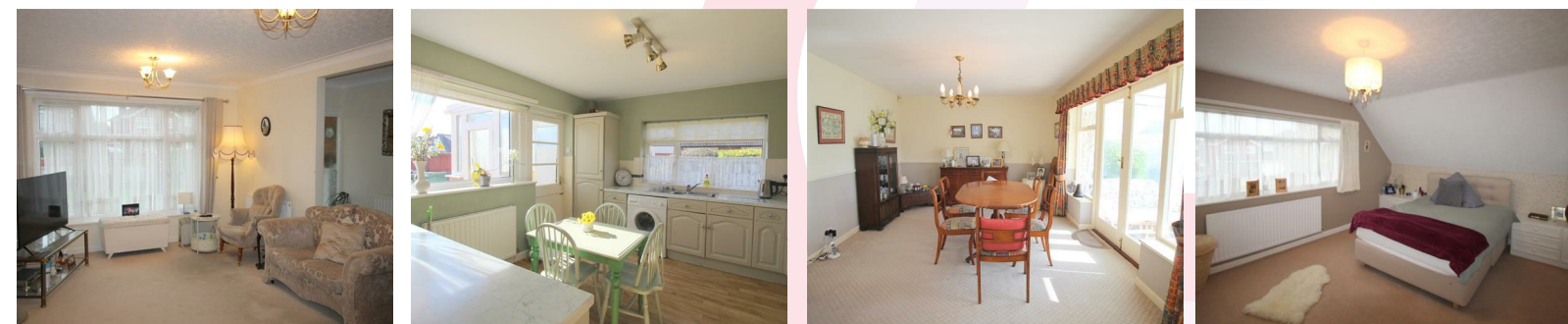
- DETACHED CHALET BUNGALOW SITUATED ON A SUBSTANTIAL CORNER PLOT - LOTS OF POTENTIAL TO EXTEND IF REQUIRED
- THREE DOUBLE BEDROOMS - LARGE LOUNGE - OPEN PLAN DINING KITCHEN - CONSERVATORY
- SOUGHT AFTER LOCATION CLOSE TO ST ANNES SQUARE & WITHIN EASY ACCESS OF LYTHAM - CLOSE TO BUS ROUTES AND TRANSPORT LINKS AS WELL AS LOCAL SHOPS
- DOWNSTAIRS SHOWER ROOM - SEPARATE WC AND BATHROOM - SOUTH 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 double glazed leaded windows to either side and above leads into;

Porch

Tiled floor, meter cupboard, door leads into;

Lounge

18'3 x 16'9

Large UPVC double glazed window allowing plentiful light, two further windows to side, fireplace with tiled backdrop and hearth housing living flame gas fire, three radiators, TV point, telephone point, stairs leading to first floor, doors lead to the following rooms;

Bedroom Two / Second Reception Room

11'11 x 10'10

UPVC double glazed window to front, radiator.

Cloaks Cupboard

Large cupboard with hanging space.

Downstairs Shower Room

5'8 x 4'9

UPVC double glazed opaque window to side, three piece white suite comprising of walk in shower with waterfall shower, pedestal wash hand basin and WC, fully tiled floor and walls, recessed spotlights, extractor fan, wall mounted chrome heated towel rail.

Open Plan Dining Kitchen

28'2 x 11'8

Fabulous open plan space with wall and base units to one end with laminate work surfaces, tiled to splash backs, UPVC double glazed window to side, double doors leading into conservatory, integrated appliances include; oven/grill, four ring gas hob with overhead illuminated extractor, one and a half bowl stainless steel sink and drainer, plumbed for washing machine, cupboard housing boiler, space for table and chairs, two radiators.



Rear Porch

UPVC door leads into rear garden, UPVC double glazed windows and polycarbonate roof, space for fridge/freezer, wood effect laminate flooring.

Conservatory

UPVC double glazed windows and polycarbonate roof, French doors leading out into the rear sunny garden.

First Floor Landing

UPVC double glazed window to side allowing plentiful light, large storage cupboard, loft access, doors lead to the following rooms;

Bedroom One

15'11 x 11'11

Large UPVC double glazed window to front, good range of fitted wardrobes with overhead cupboards and matching bedside cabinets, radiator.

Bedroom Three

11'7 x 8'9

UPVC double glazed window to rear, radiator.

Separate WC

5'9 x 2'11

UPVC double glazed opaque window to rear, WC, tiled effect laminate flooring.

Bathroom

10'5 x 6'6

Three piece suite comprising of bath, shower cubicle and pedestal wash hand basin, part tiled walls, radiator, tiled effect vinyl floor, radiator.

Outside

The property is situated on a substantial corner plot offering plentiful land for an extension. The front garden has established shrub and bush borders and the side of the property is laid to lawn. There is driveway leading to the garage.



The good size and private rear garden is South West facing and mainly laid to lawn with shrub and flower borders and an outside water tap.

There is potential for a large garden office.

Garage

Single brick built garage with up and over door.

Other Details

Tax Band - E (£2,672.45 per annum)

Tenure - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(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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