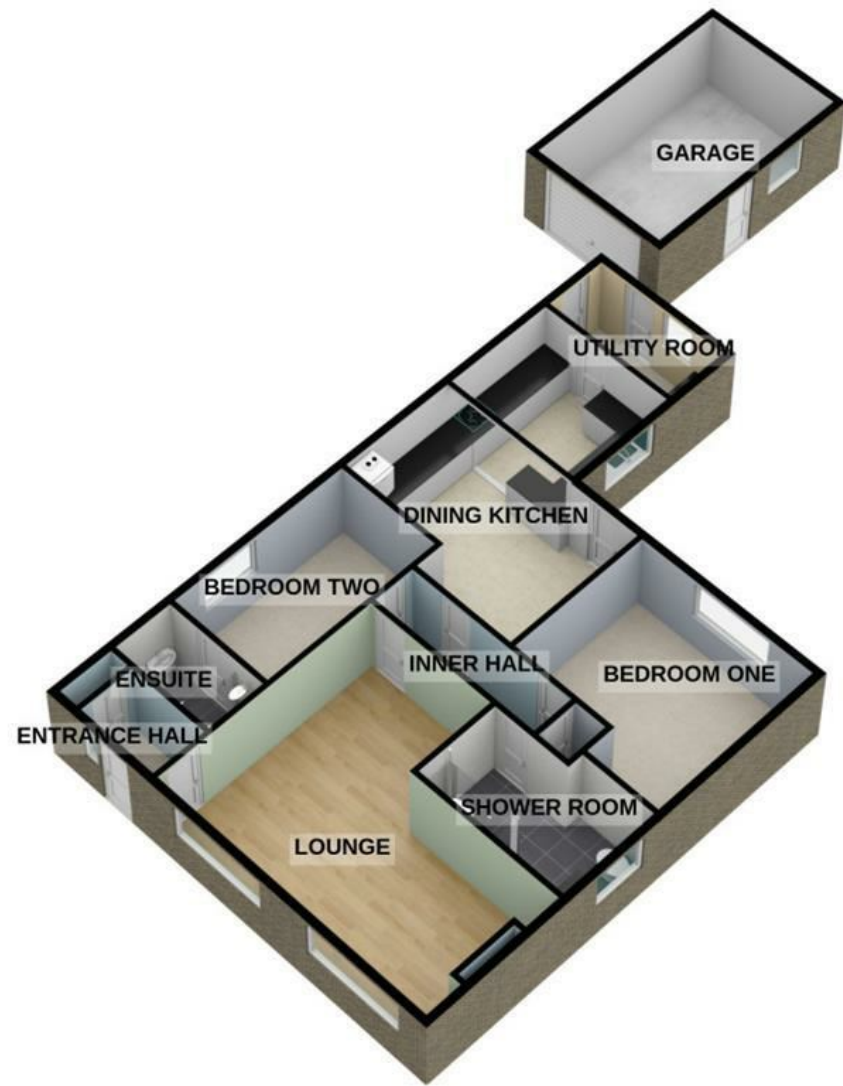


GROUND FLOOR
124.3 sq.m. (1337 sq.ft.) approx.



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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**HAMPTON COURT, LYTHAM ST. ANNES
FY8 3UD**

ASKING PRICE £325,000

- GORGEOUS DETACHED TRUE BUNGALOW - NESTLED IN A MUCH SOUGHT AFTER PEACEFUL CUL-DE-SAC LOCATION WITH TRANQUIL RURAL VIEWS JUST AROUND THE CORNER
- WITHIN EASY REACH OF ST ANNES, LYTHAM AND ANSDELL TOWN CENTRES - CLOSE TO LOCAL SHOPS AND TRANSPORT LINKS
- LARGE, LIGHT AND AIRY LOUNGE - MODERN DINING KITCHEN - TWO DOUBLE BEDROOMS (ONE WITH EN-SUITE) - SPACIOUS SHOWER ROOM
- LARGE DRIVEWAY, GARAGE & CAR PORT



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 leaded double glazed panel and side matching window leads into;

Entrance Porch

Double doors reveal a spacious cloaks/store cupboard, radiator, door leads into;

Lounge

21'7 x 16'6

Bright and spacious L-shape lounge with side dining area, two UPVC double glazed windows to the front, modern polished stone raised fireplace with coal effect electric fire and raised hearth, two radiators, TV point.

Inner Hall

12'9 x 2'9

Linen store cupboard with open shelving, hanging rail and automatic light, loft access.

Dining Kitchen

20'3 x 15'5

Fabulous extended family dining kitchen with a comprehensive range of wall and base units, integrated appliances include; one and a half bowl stainless steel sink and drainer set in working surfaces with a split level peninsular dining table, 'Neff' automatic fan assisted electric double oven and grill, four ring gas hob with overhead 'Elica' illuminated extractor, plumbed below the sink for dishwasher if required, space for a concealed fridge/freezer, under unit downlighting and tiled to splash backs, two radiators, UPVC double glazed window overlooking rear garden, UPVC double glazed door providing access into the rear garden, concealed wall mounted 'Worcester' combi gas central heating boiler, halogen spotlights, hardwood inner door with inset opaque glazed panel leads into;

Utility Room

10' x 4'2

UPVC double glazed window overlooking rear garden, matching wall units and tiling with laminate work surfaces, plumbed for washing machine and space for freezer, UPVC



double glazed outer door gives rear garden access, further UPVC door with inset opaque double glazed panel leads directly to the adjoining car port and side driveway.

Bedroom One

14'1 x 13'5

Spacious double bedroom with UPVC double glazed window to rear, radiator, three fitted modern double wardrobes, TV and telephone points.

Bedroom Two

14'1 x 7'9

Another spacious double bedroom with UPVC double glazed window to side. radiator, fitted double wardrobe, telephone point, central archway and panelled door leads into;

En Suite

8'1 x 3'9

UPVC double glazed opaque window, three piece white suite comprising of; step in shower cubicle with an 'Aqualisa' shower and outer glazed door, vanity wash hand basin with cupboard beneath and WC, tiled walls, extractor fan, recessed spotlights.

Shower Room

UPVC double glazed opaque window, three piece modern white suite with wide step in shower cubicle and pivoting glazed screen, 'Armitage Shanks' vanity wash hand basin with cupboard beneath and WC, radiator, extractor fan, recessed spotlights, tiled walls.

Outside

The front garden has been landscaped with stone chippings and individual planted shrubs and small trees with circular stone patio and matching stone pathways. Wrought iron gate at one side of the bungalow leads to the rear and a useful dustbin store area. There is a stone paved driveway providing off road parking which leads down the side of the bungalow through double gates and leads to the car port and garage.

To the rear of the bungalow there is a delightful enclosed



South facing garden again laid for ease of maintenance with paving stones and stone chipped areas with raised flower and shrub borders with a large canopy (18'5 x 5'9) attached to the bungalow giving sheltered seating area on the stone paved patio which adjoins the bungalow, outside water tap and further lights. There is a timber gate leading to a useful garden store area.

Car Port

19'4 x 8'4

With external lighting and under cover access leading directly into the bungalow.

Garage

There is a single brick built garage with electric up & over door, side double glazed personal door into the rear garden, opaque double glazed further window to side, power and light. The garage is currently used as a workshop with fitted wooden work bench

Other Details

Tax Band - E (£2,672.45 per annum)

Tenure - Freehold

Energy Rating - to be confirmed

The property benefits from cavity wall insulation and the roof has been fully insulated.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	81
England & Wales		EU Directive 2002/91/EC	

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