

GROUND FLOOR
103.0 sq.m. (1109 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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**KILNHOUSE LANE, LYTHAM ST. ANNES
FY8 3AB**

ASKING PRICE £225,000

- DECEPTIVELY SPACIOUS SEMI DETACHED TRUE BUNGALOW - OFFERED WITH NO CHAIN
- CLOSE TO BUS ROUTES, SHOPS AND TRANSPORT LINKS
- TWO DOUBLE BEDROOMS (ONE WITH EN-SUITE) - LOUNGE - DINING KITCHEN - LARGE CONSERVATORY - BATHROOM
- SUBSTANTIAL PRIVATE AND SUNNY 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 opaque double glazed glass insert leads into;

Entrance Hall
Spacious entrance hall with radiator, storage cupboard housing consumer unit and meters, access to large loft, doors lead to the following rooms;

Lounge
13'11 x 13'10
Large UPVC double glazed bay window to front, two further UPVC double glazed windows to side allowing plentiful light, fireplace with marble effect surround, backdrop and hearth housing living flame gas fire, radiator, TV and telephone points.

Bathroom
8'9 x 7'
UPVC double glazed opaque window to side, three piece suite comprising of vanity wash hand basin, WC, and bath with overhead shower, part tiled walls, wood effect laminate flooring, radiator, shaver socket.

Bedroom One
12'5 x 9'8 (to front of wardrobes)
UPVC double glazed window to front, radiator, TV and telephone points, range of fitted wardrobes with matching bedside cabinets and chest of drawers.

Bedroom Two
11'7 x 10'11
UPVC double glazed window overlooking conservatory, radiator, range of wardrobes and drawers, TV point, door leads into;

En Suite
8'6 x 2'6 (inti shower)
Three piece white suite comprising of; vanity wash hand basin, shower cubicle and WC, wall mounted chrome heated towel rail, recessed spotlights, tiled walls and floor.



Dining Kitchen
15'9 x 11'11
Good range of wall and base units with black laminate work surfaces, integrated appliances include; four ring gas hob with overhead extractor, oven/grill, stainless steel sink and drainer, tiled to splash backs, plumbed for washing machine, plumbed for dishwasher, space for table and chairs, radiator, UPVC door leads to side of property, patio doors lead into;

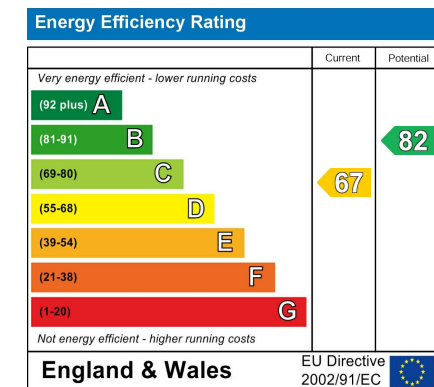
Conservatory
20'9 x 10'4
Large conservatory with UPVC double glazed windows and polycarbonate roof, tiled floor, radiator, UPVC door to side.

Garage
Brick built single garage with up and over door, power and light, There is a UPVC window and side access door.

Outside
The low maintenance front garden is paved and there is a driveway leading to the garage.

The good size rear garden is private and laid to gravel with shrub and tree borders.

Other Details
Tax Band - C (£1,943.60 per annum)
Tenure - to be confirmed.
The large loft has been fully boarded and has a pull down ladder and light.



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