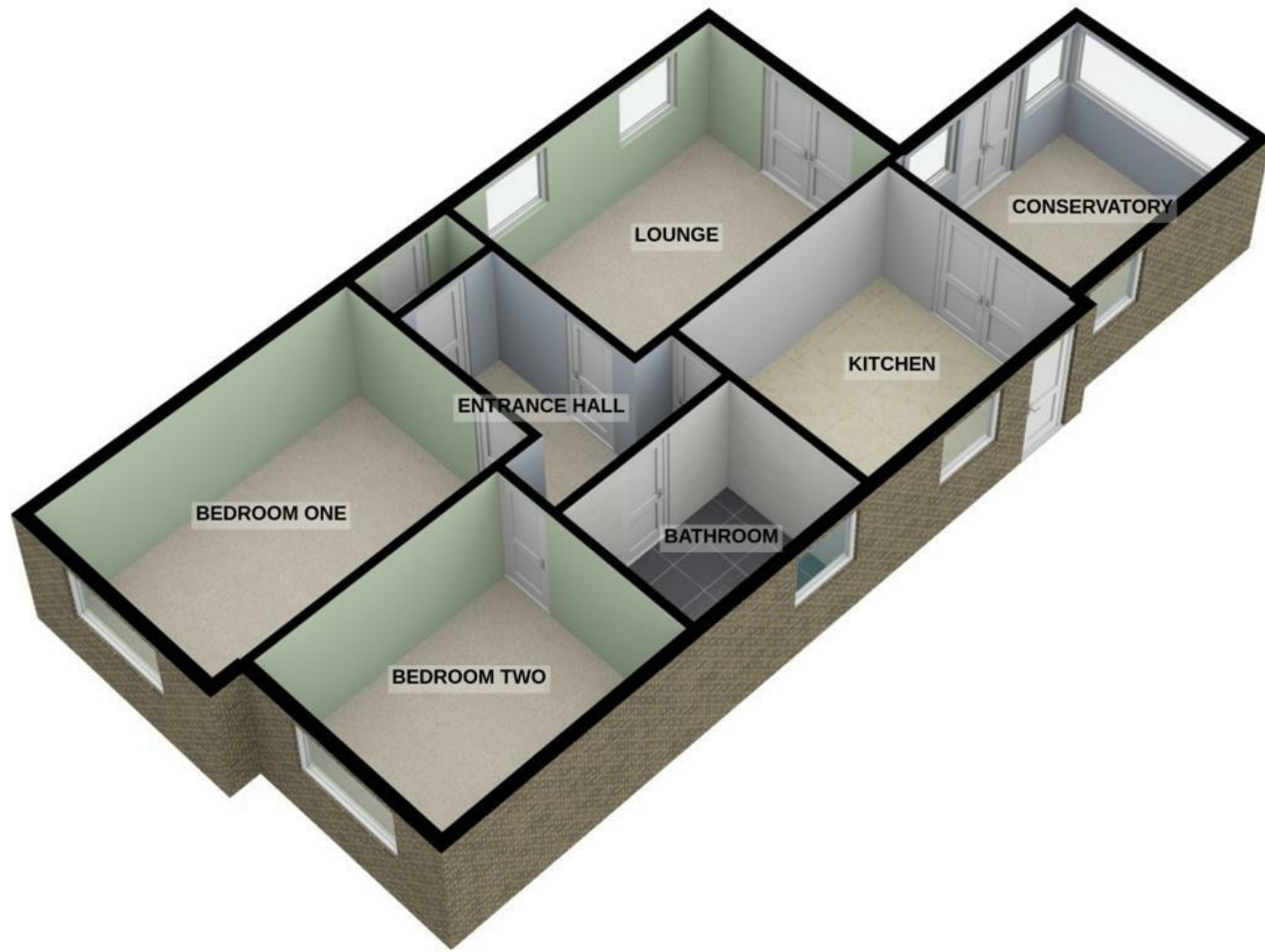


GROUND FLOOR  
73.7 sq.m. (793 sq.ft.) approx.



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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**WHITBY ROAD, LYTHAM ST. ANNES  
FY8 3HA**

**GUIDE PRICE £312,950**

- \*\*\*\*PART EXCHANGE WILL BE CONSIDERED\*\*\*\*GORGEOUS DETACHED TRUE BUNGALOW - REFURBISHED TO EXTREMELY HIGH STANDARD REWIRED AND REPLUMBED THROUGHOUT
- 2 DOUBLE BEDROOMS - LARGE AND AIRY LOUNGE - CONTEMPORARY KITCHEN
- IN HIGHLY SOUGHT AFTER AREA OF ST. ANNES, CLOSE TO THE HEART OF THE TOWN CENTRE, LOCAL SHOPS AND MUCH MORE
- 4 PIECE STUNNING BATHROOM - BEAUTIFUL GREAT SIZED CONSERVATORY - LARGE LANDSCAPED REAR GARDEN - GARAGE - OFF ROAD PARKING



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 Porch

Composite front door with inset glass panels leads into;

### Entrance Hall

Radiator, loft access with pull down ladder leading to part boarded loft, doors to the following rooms;

### Lounge

16'7" x 10'11"

UPVC double glazed patio doors leading out into the rear landscaped and private garden, two UPVC double glazed windows to side, feature marble fireplace housing electric fire, radiator, TV point

### Kitchen

14'8" x 10'8"

UPVC double glazed window to side, UPVC double glazed patio doors leading into conservatory, fabulous brand new contemporary kitchen with high gloss wall and base units, work surfaces with one and half bowl sink and drainer, integrated appliances include; dishwasher, washer/dryer, electric oven/grill and combination microwave, ceramic hob with extractor fan, fridge / freezer, cupboard housing combi boiler

### Conservatory

12'7" x 9'4"

Dwarf brick built wall with UPVC double glazed windows and polycarbonate roof, two wall lights, radiator, patio doors leading out into the rear garden

### Bedroom One

15'5" x 10'11"

UPVC double glazed leaded window to front, radiator

### Bedroom Two

12'4" x 10'8"

UPVC double glazed leaded window to front, radiator



### Bathroom

UPVC double glazed opaque windows to side, stunning four piece white bathroom suite comprising of; double shower cubicle with fixed and moveable shower heads, bath, vanity wash hand basin and WC, storage cupboard, wall mounted heated towel rail, extractor fan, fully tiled walls and floor

### Outside

Low maintenance front garden with driveway providing off road parking for several cars and leading to garage.

The large and sunny rear garden is private and has been landscaped with Indian stone paving and raised flower borders.

### Garage

Single brick built garage with electric up and over door, power, light and water supply. UPVC double glazed window and UPVC double glazed access door

### Other Details

Tenure - Leasehold

Tax Band - D (£2,186.55 per annum)

The property benefits from new flooring and carpets throughout



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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