

GROUND FLOOR  
114.7 sq.m. (1235 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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**WILDINGS LANE, LYTHAM ST. ANNES  
FY8 3RJ**

**OFFERS INVITED  
£320,000**

- NO CHAIN - GORGEOUS DETACHED TRUE BUNGALOW IN SUPERB SOUGHT AFTER LOCATION WITH TRANQUIL RURAL VIEWS JUST AROUND THE CORNER
- CLOSE TO ST ANNES SQUARE & WITHIN EASY ACCESS OF LYTHAM
- 2 DOUBLE BEDROOMS - LARGE LOUNGE - OPEN PLAN DINING KITCHEN - CONSERVATORY / UTILITY ROOM - SHOWER ROOM & SEPARATE WC
- PRIVATE & SUNNY REAR GARDEN - DRIVEWAY \*\*\*\* FREEHOLD \*\*\*\*



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 double glazed door with windows either side leads into;

#### Porch

Tiled floor, UPVC double doors lead into;

#### Open plan Dining Kitchen

18'8 x 13'6

Bright and spacious room with UPVC double glazed window to front, range of base units with laminate work surfaces, breakfast bar, integrated appliances include one and a half stainless steel sink with drainer, double oven and grill, four ring electric hob, wall mounted 'Glow Worm' boiler, space for fridge/freezer, built in cupboards, tiled to splash backs, space for dining table and chairs, radiator, telephone point, UPVC door leads into;

#### Utility Room and Conservatory

35'1 x 7'6

UPVC double doors to front, plumbed for washing machine, radiator, conservatory with UPVC double doors and windows overlooking rear garden, polycarbonate roof.

#### Lounge

16'10 x 11'11

Accessed via dining kitchen, two UPVC double glazed windows to front and side, radiator, fireplace with marble backdrop and hearth housing living flame gas fire, two wall lights, TV and telephone points.

#### Rear Hallway

Radiator, left access, doors lead to the following rooms;

#### Bedroom Two

11'11 x 8'11

UPVC sliding patio doors to rear, radiator, built in cupboard.



#### Shower Room

7'11 x 5'9

Opaque double glazed window to rear, walk in shower and vanity wash hand basin, fully tiled walls, recessed spotlights and extractor fan, radiator.

#### Separate WC

UPVC double glazed opaque window to rear, white WC, fully tiled walls.

#### Bedroom One

12'3 x 11'11

UPVC double glazed window to rear, fitted wardrobes with matching bedside cabinets and chest of drawers, radiator, two built in cupboards.

#### Outside

The private and sunny Westerly facing rear garden is paved with shrub borders, side gate and water tap.

The well maintained front garden is paved with gravel and various flower pots. There is also a driveway.

#### Other Details

Tenure - Freehold

Council Tax Band - D (£2,165.00 per annum)

Both roofs and the fascias have been replaced recently.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 78        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 56                      |           |
| (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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