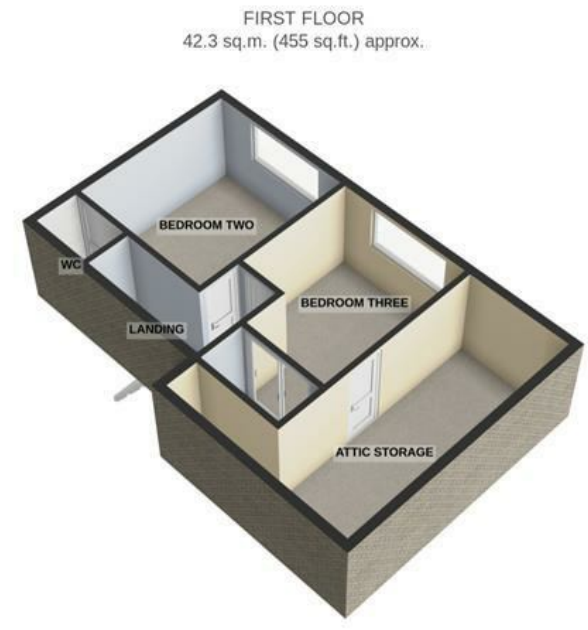




GROUND FLOOR  
88.5 sq.m. (953 sq.ft.) approx.



FIRST FLOOR  
42.3 sq.m. (455 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. Made with Metropix © 2024



CROMER ROAD, LYTHAM ST. ANNES  
FY8 3HD

ASKING PRICE £260,000

- OFFERED WITH NO CHAIN - WELL PRESENTED 3 BEDROOM DETACHED DORMER BUNGALOW IN QUIET RESIDENTIAL LOCATION
- THREE DOUBLE BEDROOMS - SPACIOUS LOUNGE - KITCHEN - DINING ROOM / FOURTH BEDROOM - BATHROOM - SEPARATE WC - SUN ROOM
- CONVENIENTLY LOCATED FOR LOCAL SHOPS, ST ANNES TOWN CENTRE AND MOTORWAY ACCESS
- SOUTH EASTERLY FACING REAR GARDEN - GARAGE - EPC RATING: E



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.

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





#### Entrance

Entrance gained via UPVC double glazed door leading into;

#### Porch

UPVC double glazed window to the side, tiled flooring, solid timber door with single glazed opaque inserts leading into;

#### Hallway

Radiator, large cupboard which houses the fuse box and meters also providing plentiful storage space, stairs to the first floor, doors to the following rooms:

#### Bedroom One

13'11 x 10'10 into the bay  
UPVC double glazed bay window to the front, two radiators, fitted wardrobes, skirting boards.

#### Bathroom

8'9 x 8'5  
UPVC double glazed opaque windows to the side, overhead mains powered shower with further shower attachment in large single glazed cubicle, three piece white suite comprising: bath with jacuzzi bath jets, chrome mixer tap and shower attachment, pedestal wash hand basin and WC, fully tiled walls and floor, extractor fan.

#### Lounge

16'11 into the bay x 14'10  
UPVC double glazed bay window to the front, two radiators, electric fire housed in tiled backdrop and surround, television and telephone points, skirting boards, coving. Door leading into;

#### Sun Room

9'0 x 8'4  
UPVC double glazed french doors to the rear, radiator, wooden flooring, skirting boards, coving, single glazed opaque wooden sliding door leading into;



#### Kitchen

11'7 x 9'5  
UPVC double glazed windows to the rear, good range of wall and base units, integrated ' Bosch ' electric oven, ' Bosch ' induction hob with overhead extractor fan, ' Bosch ' dishwasher, ' Bosch ' washing machine, integrated fridge freezer, space for microwave, black granite work surfaces with incorporated stainless steel sink and draining board with chrome mixer tap, tiled effect flooring.

#### Dining room / Fourth bedroom

10'11 x 10'4  
UPVC double glazed windows to the rear, radiator, television point, skirting boards.

#### Downstairs WC

6'4 x 3'4  
UPVC double glazed opaque windows to the side, two piece suite comprising: WC and small pedestal wash hand basin, part tiled walls, tile effect flooring, two grab rails, towel holder.

#### First Flooring Landing

Doors to the following rooms;

#### Bedroom Two

10'11 x 10'5  
UPVC double glazed windows to the rear, rad, skirting boards. Door leading into;

#### En-suite WC

4'2 x 3'2  
Two piece white suite comprising: WC and small wash hand basin, chrome wall mounted heated towel rail, wooden flooring.

#### Bedroom Three

11'1" to the fitted wardrobes x 9'4"  
UPVC double glazed windows to the rear, radiator, telephone point, inbuilt wooden wardrobe with sliding



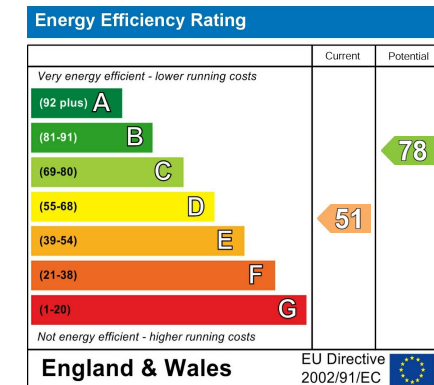
door, skirting boards. Door leading to loft space which houses a ' Baxi ' boiler, has a light and provides an abundance of storage space.

#### Outside

To the front is part laid to lawn with bush/shrub border and has a stone driveway to the side leading to single garage. The rear garden is mostly laid to lawn with shrub/bush borders, there is also a decked area and patio area immediately to the rear of the property.

#### Other details

Tenure: Freehold  
Council Tax Band: E ( £2,646.00 per annum )



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