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CLIVE AVENUE, LYTHAM ST. ANNES
FY8 2RX

£349,950

- FABULOUS AND FULLY MODERNISED DETACHED TRUE BUNGALOW IN SOUGHT AFTER LOCATION
- GORGEOUS PROPERTY THROUGHOUT - 2 DOUBLE BEDROOMS - LOUNGE
- CONTEMPORARY FOUR PIECE BATHROOM - LARGE OPEN PLAN KITCHEN / DINING / RECEPTION ROOM
- LARGE, PRIVATE REAR GARDEN. ENERGY RATING - D





Entrance

Alarm control panel, composite entrance door with feature glass insert leads into;

Hallway

Tiled flooring, contemporary meter cupboard, radiator, generous storage cupboard, loft hatch with pull down ladder, feature wall lights, doors lead to the following rooms;

Lounge

15'6 x 10'10

Large UPVC double glazed bay window to front allowing plentiful light, two further opaque double glazed windows to side, feature wall housing living flame effect contemporary electric fire, TV and telephone point, radiator.

Bedroom One

13'11 x 10'10

Bright and spacious room with large UPVC double glazed bay window to front, radiator, modern wardrobes with sliding mirrored doors and LED lighting above.

Bathroom

8'6 x 8'3

UPVC double glazed opaque window to side, four piece contemporary white suite comprising of; wall hung WC, freestanding bath, vanity wash hand basin, walk in shower with glass screen, rainfall head and shower set, fully tiled floor and walls, recessed spotlights, contemporary radiator.

Bedroom Two

10'11 x 10'

UPVC double glazed window to side, built in wardrobe with sliding mirrored doors, radiator.



Open Plan Living / Dining Kitchen

kitchen-dining measures 27'6 x 8'9

Comprehensive range of satin finish wall and base units with wood effect laminate work surfaces, breakfast bar, integrated appliances include; ceramic one and a half bowl sink and drainer, mixer tap with drinking water filter, double oven and grill, slimline dishwasher, four ring ceramic hob with overhead illuminated extractor, washing machine, cupboard housing boiler, space for fridge freezer, tiled floor, two wall mounted contemporary radiators, space for dining table and chairs, composite door giving access to side of the property, open to;

Conservatory

UPVC double glazed windows and bi folding doors leading out into the garden, tiled floor, contemporary radiator.

Outside

The front garden is shale for ease of maintenance with shrub borders and there is a brand new resin driveway. There are secure gates to either side of the property.

The large, sunny and private rear garden has been laid to lawn with established shrub and tree borders, patio area perfect for table and chairs and large storage shed. There is an outside water tap and exterior power socket.

There are soffit downlights to the front and side of the property.

Other Details

Tax Band - C (£2,044.08 per annum)

Tenure - Freehold

Energy Rating D

The loft is part boarded



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		66	
(55-68) D			
(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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