

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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.

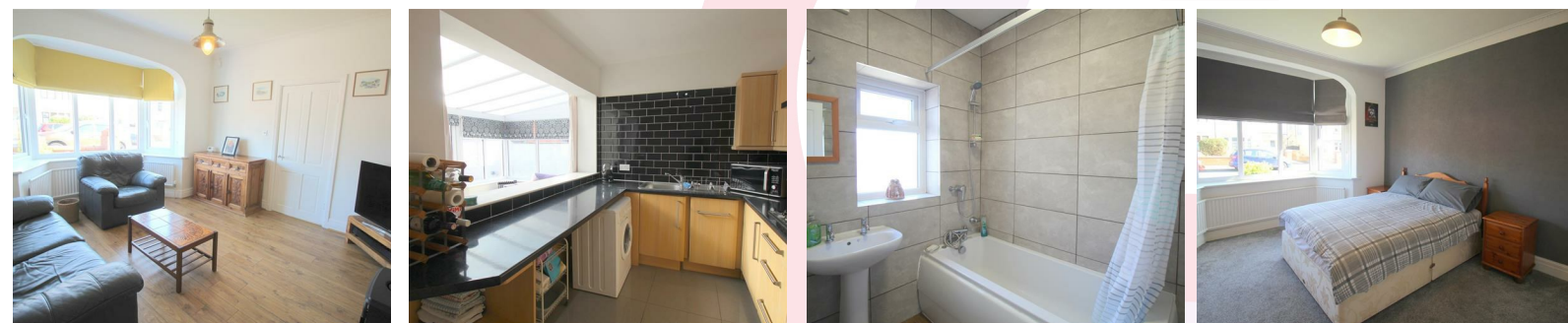


7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



ST. ANDREWS ROAD NORTH, LYTHAM ST. ANNES ASKING PRICE £280,000
FY8 2JG

- VERY WELL PRESENTED & SPACIOUS 3 BEDROOM LINK DETACHED TRUE BUNGALOW IN SOUGHT AFTER LOCATION
- CLOSE TO ST ANNES SQUARE, ASHTON GARDENS, THE SEA FRONT AND TRANSPORT LINKS
- 2 RECEPTION ROOMS - KITCHEN - CONSERVATORY - BATHROOM - SEPARATE WC
- PRIVATE & SUNNY REAR GARDEN - ENERGY RATING - D





Entrance

UPVC door with double glazed opaque leaded glass inserts and double glazed opaque leaded windows to side and above leading into;

Hallway

Spacious hallway with radiator, tiled flooring, built in storage cupboards also housing consumer unit and meters, picture rail and coving, doors leading to the following rooms;

Reception Room One

15'8 (into bay) x 12'11

Large UPVC double glazed walk in bay window to front allowing plentiful light, radiator, television point, coving.

Bedroom One

15'6 (into bay) x 12'10

Large UPVC double glazed walk in bay window to front allowing plentiful light, radiator, television point, built in wardrobe, coving.

Bedroom Two

11'4 x 9'10

UPVC double glazed window to side, two sets of built in wardrobes, double radiator, television point.

Bedroom Three

9'10 x 7'10

UPVC double glazed window to side, double radiator.

Bathroom

8'7 x 5'7

UPVC double glazed opaque window to rear, two piece contemporary white suite comprising; bath with overhead mains powered shower and further shower attachment, pedestal wash hand basin, wood effect laminate flooring, fully tiled walls, chrome wall mounted towel heater, contemporary fitted cupboards, extractor fan.



Separate WC

4'5 x 2'6

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

Storage Room

8'11 x 2'10

Provides good storage space and access to the loft.

Reception Room Two

12'4 x 9'6

Ornate feature fireplace, cast iron radiator, coving, open to kitchen, UPVC double glazed French doors leading to the conservatory.

Kitchen

11'9 x 7'9

Comprehensive range of contemporary fitted wall and base units with laminate work surfaces, tiled to splash backs, integrated electric double oven, five ring gas hob with overhead illuminated extractor, stainless steel sink and drainer with mixer tap, integrated slimline dishwasher, integrated fridge and freezer, tiled flooring, washing machine.

Conservatory

12'6 x 9'4

Brick base built conservatory with UPVC double glazed windows to both sides and rear, anti glare roofing, television point, tiled flooring, UPVC double glazed French doors leading to the rear garden.

Outside

Private and sunny rear garden which is laid with Indian stone paving for ease of maintenance, artificial lawn area, external lights, external water point, external power points, further paved area ideal for storing bins and leading to secluded lawn area also with shed.

Other Details

Tenure: Leasehold



Ground Rent: TBC

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



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	

Need an Independent Mortgage Quote?
The Mortgage Factory
 Independent Mortgage Specialists
 TEL: 01253 712 998
www.mortgagefactoryltd.com

