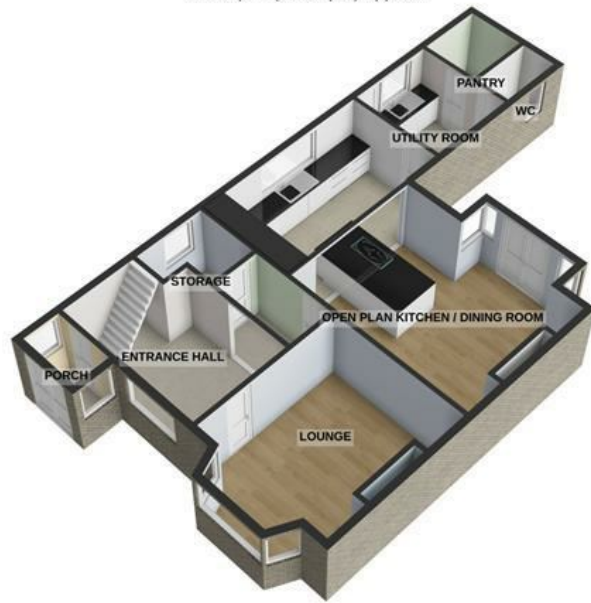


GROUND FLOOR
77.9 sq.m. (839 sq.ft.) approx.



FIRST FLOOR
65.0 sq.m. (700 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

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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**BROMLEY ROAD, LYTHAM ST. ANNES
FY8 1PQ**

£385,000

- STUNNING FOUR BEDROOM SEMI DETACHED FAMILY HOME CLOSE TO THE SEA FRONT - CONVENIENTLY LOCATED IN A LOVELY RESIDENTIAL AREA
- CLOSE TO TRANSPORT LINKS, ST ANNES TOWN CENTRE AND LOCAL AMENITIES
- LOUNGE - OPEN PLAN DINING KITCHEN - UTILITY ROOM - DOWNSTAIRS WC - BATHROOM AND SEPERATE WC
- LARGE, SUNNY REAR GARDEN - DRIVEWAY AND TANDEM GARAGE - ENERGY RATING D





Entrance

UPVC double glazed leaded French Doors with further leaded side windows leads into:

Porch

'Karndean' flooring, original solid wooden door with opaque glass inserts leads into:

Entrance Hall

UPVC double glazed opaque window to the front, 'Karndean' flooring, radiator, telephone point, stairs leading to the first floor, under stairs storage cupboard with UPVC double glazed opaque window to the side the cupboard houses the consumer unit, gas and electric meters, doors lead to the following rooms:

Lounge

14'04 x 12'04 into the bay window
UPVC double glazed leaded bay window to the front, electric fire, television point, radiator.

Open Plan Kitchen/Dining Room

23'08 x 14'03
UPVC double glazed windows and door with a bay leading to the garden, UPVC double glazed window to the side, stunning fitted modern kitchen with a comprehensive range of wall and base units, custom made wine rack, large island with cupboards and drawers underneath, 'Quartz' work surfaces, integrated appliances include: 'Bosch' double oven, 'AEG' dishwasher, 'Faber' induction hob with integrated extractor fan, composite one and a half bowl sink, 'Bush' American style fridge and freezer, space for dining table and chairs, 'Karndean' flooring, two contemporary wall mounted radiators, 'Worcester' boiler, five pendent light fittings, door leads to:

Utility Room

9'01 x 8'08
UPVC door and UPVC double glazed opaque window to the side, wall and base units with solid wood work



surfaces, stainless steel sink with drainer, plumbed for washing machine, space for tumble dryer, 'Karndean' flooring, original coal shed wooden doors lead to a pantry and:

Downstairs WC

UPVC double glazed opaque window to the side, two piece white suite comprising of: WC and vanity wash hand basin, half tiled walls, 'Karndean' flooring.

Stair and Landing

Aforementioned staircase leading to the first floor, UPVC double glazed opaque window to the side, loft hatch, doors lead to the following rooms:

Bedroom One

14'05 x 11'03 in to the bay window
UPVC double glazed leaded bay window to the front, two original built in cupboards, radiator.

Bedroom Three

11'11 x 10'04 into the bay window
UPVC double glazed leaded windows to the front, two original built in cupboards, radiator.

Bedroom Two

12'05 x 11'03
UPVC double glazed window to the rear, two original built in cupboards, radiator.

Bedroom Four

10'09 x 8'06
UPVC double glazed window to the rear, radiator.

Separate WC

UPVC double glazed opaque window to the rear, two piece white suite comprising of: WC, vanity wash hand basin, half tiled walls, tiled flooring.

Family Bathroom

8'05 x 5'0
UPVC double glazed opaque window to the side, two



piece white suite comprising of, WC, pedestal wash hand basin, bath with glass shower screen and mains plumbed shower, fully tiled walls, tiled flooring, extractor fan, wall mounted heated towel rail.

Tandem Garage

This spacious tandem garage has been separated to offer a garage space at the front and an office space at the rear, there is power, lighting and electric heating.

Outside

The front has a tarmac drive with off road parking for two cars, laid to lawn with graveled shrub and planting borders.

The fabulous sunny rear garden is Indian stone paved perfect for alfresco dining, large lawn with plentiful graveled shrub and planting borders and a decked area to the rear.

Other Details

Tenure - Leasehold - Term 999 years
Ground Rent: £12.66 per annum
Council Tax Band: D (£2,299.59 per annum)
Energy Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(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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