

GROUND FLOOR
61.8 sq.m. (665 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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**LOMOND AVENUE, LYTHAM ST. ANNES
FY8 3LX**

ASKING PRICE £210,000

- WELL PRESENTED SEMI DETACHED TWO BEDROOM TRUE BUNGALOW SITUATED IN A QUIET RESIDENTIAL LOCATION - OFFERED WITH NO CHAIN
- TWO DOUBLE BEDROOMS - SPACIOUS LOUNGE - GALLEY STYLE KITCHEN - DINING ROOM - SHOWER ROOM
- CLOSE TO LOCAL SHOPS, SCHOOLS & TRANSPORT LINKS
- FRONT & REAR GARDENS - DRIVEWAY & GARAGE - EPC RATING: TBC



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

Entrance gained via UPVC double glazed door to the side

Entrance Hallway

Radiator, cupboard housing the fuse box and meters, further cupboard providing storage space, loft hatch, doors to the following rooms;

Lounge

12'0 x 10'11

UPVC double glazed windows to the front, radiator, electric living flame effect fire with wooden surround and granite backdrop and hearth, television and telephone points, skirting boards.

Shower Room

7'11 x 5'2

Two sets of UPVC double glazed opaque windows to the side, radiator, two piece white suite comprising: vanity wash hand basin and WC, mains powered overhead shower in large single glazed cubicle, wall mounted electric heater, part panelled walls, grey wood effect vinyl flooring.

Bedroom Two

11'3 x 9'3

UPVC double glazed windows to the front, radiator, television point, skirting boards.

Bedroom One

12'9 x 12'7

UPVC double glazed windows to the rear, radiator, inbuilt cupboard housing ' Ideal ' combi boiler, telephone point, skirting boards.

Kitchen

10'8 x 7'8

UPVC double glazed windows to the side, single UPVC double glazed opaque window to the side, UPVC door with opaque glass inserts providing access to the side,



good range of wall and base units, laminate work surfaces with incorporated stainless steel sink and drainer with chrome mixer tap, overhead illuminated extractor fan, space for freestanding oven, under counter fridge, freezer, washing machine and dryer, part tiled walls, tiled flooring, solid wood sliding doors with glass inserts leading into;

Dining Room

12'8 x 7'8

Two sets of UPVC double glazed windows to the side, French doors opening out into the rear garden, radiator, telephone and television points, skirting boards.

Garage

Concrete garage with up and over door which has power, light, two sets of single glazed windows and a solid timber door providing access to the rear garden.

Outside

Low maintenance front garden with shrub/bush border and decorative plants, there is also a tarmacked driveway to the side with incorporated disability access ramp. Immediately to the rear of the property is a decked area, the spacious rear garden is partly laid to lawn and partly flagged bordered by gravel and shrub/bushes for ease of maintenance. There is a separate area at rear of the garden which is laid with gravel.

Other Details

Tenure: Freehold

Council Tax Band: C (£2,018.00 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	59	71
(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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