



**Lytham**  
Estate Agents

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**3 Cromer Road, Lytham St. Annes FY8 3HD**

**Offers Over  
£225,000**

*Positioned perfectly on a spacious plot, this charming three/ four bedroom dormer bungalow boasts expansive living areas and offers great potential for expansion and modernisation. Viewing essential to appreciate the size on offer. CASH BUYERS ONLY*



**Porch**

Featuring UPVC double glazed windows to the side, tiled flooring, and a solid timber door with single glazed obscured inserts, leading into;

**Hallway**

Complete with a radiator, a large cupboard housing the fuse box and meters, offering ample storage space. Carpeted staircase lead to the first floor, with doors to the following rooms:

**Ground Floor Bedroom**

Featuring UPVC double glazed bay window to the front, two radiators, fitted wardrobes, carpeted flooring and skirting boards.

**Family Bathroom**

Featuring UPVC double glazed obscured windows to the side, a large shower cubicle with overhead shower head with an additional shower attachment. The room includes a three-piece white suite comprising a bath with jacuzzi bath jets, chrome mixer tap, and shower attachment, a pedestal wash hand basin, and a WC. The walls and floor are fully tiled, with an extractor fan completing the amenities.

**Living Room**

Inviting space featuring a UPVC double glazed bay window to the front, two radiators, and an electric fire nestled within a tiled backdrop and surround. Equipped with television and telephone points, carpeted flooring, skirting boards and coving, it offers a comfortable setting. A door leads into;

**Sun Room/Second Reception**

UPVC double glazed French doors open to the rear garden. Other features include a radiator, wooden flooring, skirting boards, and coving. A single glazed opaque wooden sliding door leads into;

**Kitchen**

UPVC double glazed windows overlooking the rear, this kitchen boasts a range of wall and base units. It's equipped with integrated 'Bosch' electric oven, 'Bosch' induction hob with overhead extractor fan, 'Bosch' dishwasher, and 'Bosch' washing machine. There's also an integrated fridge freezer and space for a microwave. The kitchen features black granite work surfaces with an incorporated stainless steel sink and draining board with a chrome mixer tap, all complemented by tiled effect flooring.

**Dining Room**

UPVC double glazed windows overlooking the rear garden, this room features a radiator, television point, and skirting boards.

**WC**

Features UPVC double glazed obscured windows to the side. It includes a two-piece suite comprising a WC and a small pedestal wash hand basin. Partially tiled walls, and tile effect vinyl flooring.

**Bedroom Two**

UPVC double glazed windows to the rear, radiator, skirting boards and carpeted flooring. Door leading into;

**Ensuite WC**

Two piece white suite comprising: WC and small wash hand basin, chrome heated towel rail and laminate flooring.

**Bedroom Three**

This spacious double bedroom features carpeted flooring, UPVC double glazed windows to the rear, a radiator, telephone point, and a built-in wooden wardrobe with sliding door and skirting boards. A door leads to a loft space which houses a 'Baxi' boiler, equipped with a light and offering an abundance of storage space and potential for expansion.

**External**

The front garden features a lawn area with bush/shrub borders and a block stone driveway leading to a single garage. Providing off-street parking for multiple vehicles.

The rear garden is predominantly laid to lawn with shrub/bush borders, complemented by a decked area and a patio immediately to the rear of the property. Shed.

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**Garage**

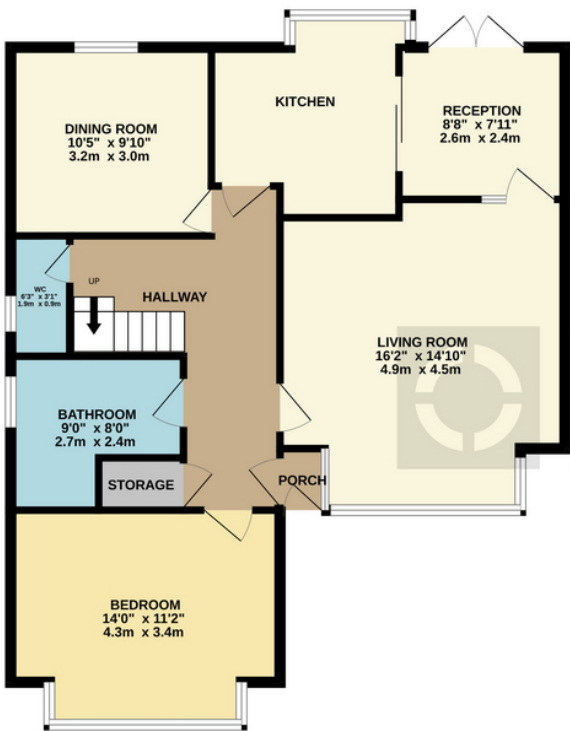
Up and over door, power and lighting. Window overlooking rear garden.



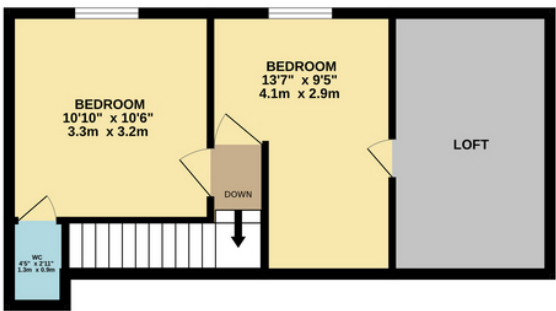


Floor Plans

GROUND FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.3 sq.m.) approx.

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.  
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