



**Lytham**  
Estate Agents

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**29 Molyneux Place, Lytham FY8 4PY**

**Guide Price**  
**£260,000**

*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000 Discover this charming three-bedroom detached bungalow located just minutes from Lytham town centre*



**Entrance Hall**

Welcoming entrance featuring a UPVC door with stained glass insert, carpeted flooring, a pendant light, and a radiator. Doors lead to the following rooms.

**Kitchen**

Kitchen with laminate flooring and a range of wood wall and base units with laminate work surfaces. Includes a large kitchen sink with mixer tap and drainer, a four-ring induction hob with an extractor fan, a Hygena double oven and grill, and an integrated fridge freezer. UPVC double glazed window to the side and a UPVC door with an obscured glass insert

**Living Room**

Carpeted flooring, a front-facing UPVC double glazed window, coving, a pendant light, and wall-mounted lights. Features a radiator and an electric fire with a stone hearth and surround with a wood mantle.

**Bedroom Two**

Bedroom with carpeted flooring, a front-facing UPVC double glazed window, a radiator, and a pendant light. Includes fitted bedroom furniture such as wardrobes, a dressing table, bedside tables, and over-bed storage. Door to storage cupboard.

**Bathroom**

Bathroom with tiled flooring and walls. Features a pedestal wash basin with twin taps, a WC with handle flush, and a bath with twin taps and shower attachment. Includes a radiator and two side-facing obscured UPVC double glazed windows, with ceiling lights.

**Bedroom One**

Spacious bedroom with carpeted flooring, a rear-facing UPVC double glazed window, a radiator, and a pendant light. Fitted with bedroom furniture including wardrobes, a dressing table, bedside tables, and over-bed storage.

**Dining Room**

Multi purpose room with carpeted flooring, a pendant light, and wall-mounted lights. Includes a radiator and UPVC sliding doors to the conservatory.

**Conservatory**

Bright conservatory with laminate flooring, conservatory windows with fitted blinds, and a door leading to the rear garden.

**Additional Room**

Versatile space with carpeted flooring, a pendant light, and wall-mounted lights. Features a radiator, a UPVC double glazed window into the conservatory, and a door to the dining room.

**Additional Room Two**

Practical room with carpeted flooring, a front-facing UPVC double glazed window, ceiling spotlights, and a fitted storage cupboard and desk. Contains a door to a storage area housing a Vailiant boiler and space with plumbing for a washer and dryer.

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**Secure Sale**

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

**Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as ‘The Auctioneer’.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

**Further Auctioneers Comments**

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

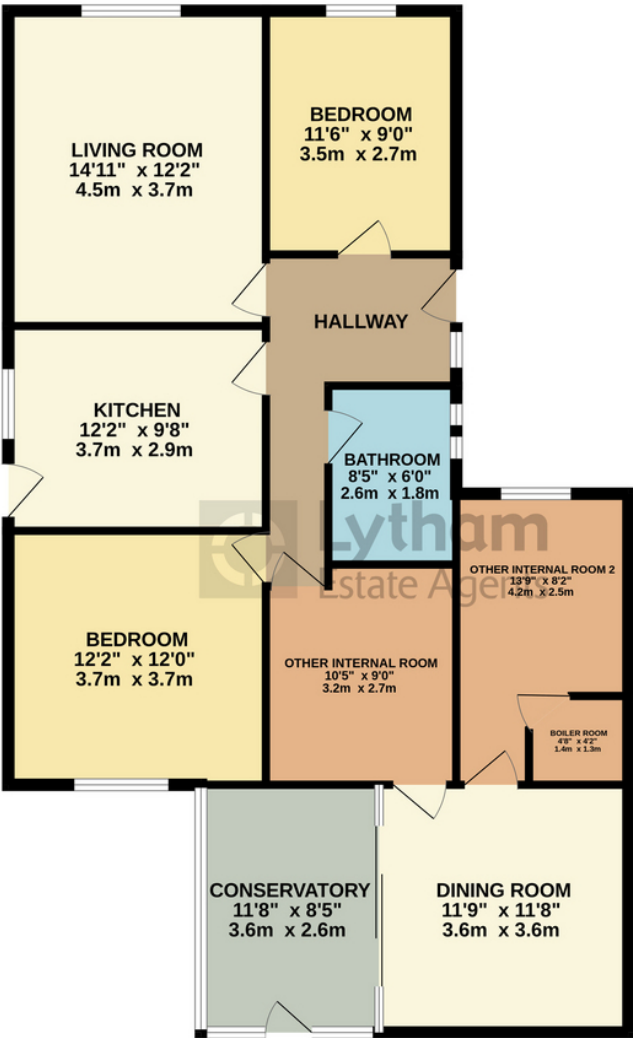
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Floor Plans

GROUND FLOOR  
1119 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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