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3 Pershore Road, Lytham St. Annes FY8 1HA

Guide Price
£470,000

Delightful Three-Bedroom True Bungalow with Expansive Wraparound Gardens, Just Minutes from St Annes Beach. Viewing Essential!



Porch

Featuring double-glazed windows and door, with tiled flooring. An obscured door leads into the hallway.

Entrance Hall

Includes a built-in cloaks cupboard, meter cupboard, coving, and radiator. Provides access to the following rooms.

Living Room

The principal reception room boasts a double-glazed bay window to the front, overlooking the gardens. A charming tiled fireplace is flanked by additional double-glazed windows to the side elevation. Includes two radiators, coving, and sliding glazed doors leading to the dining room.

Dining Room

Double-glazed window to the side elevation, offering views of the rear garden. Includes a radiator, coving, and door to the kitchen.

Kitchen

Fitted with a range of wall and floor units, complemented by contrasting work surfaces and tiled splashbacks. Features a built-in stainless steel one-and-a-half bowl sink with mixer tap and drainer, a NEFF double oven, Beko induction hob, and extractor fan. Double-glazed window to the rear, with a door leading to the rear porch.

Rear Porch

Tiled flooring with double-glazed windows and door opening to the rear garden and driveway. Includes two walk-in storage cupboards, with a central heating boiler. Plumbing available for a washing machine.

Inner Hall

Accessible from the reception hall, with a radiator, coving, and loft access.

Bedroom One

A spacious room with a double-glazed bay window to the front and an additional window to the side. Includes a radiator and fitted bedroom furniture, comprising wardrobes, bedside tables, a headboard, and a dressing table.

Bedroom Two

Spacious double bedrooms featuring a double-glazed window to the side, radiator and fitted wardrobes.

Bedroom Three/Study

Features a double-glazed window to the front, fitted wardrobes, and storage cupboards. Includes a radiator.

Bathroom

Fully tiled, with a bath and mixer tap, corner shower cubicle with mixer shower, WC with button flush, and a pedestal washbasin. Includes a built-in airing cupboard with cylinder tank and shelving, a chrome heated towel rail, and a double-glazed obscured window to the side.

WC

Tiled room with WC and double-glazed window.

External

The property sits on a corner plot, surrounded by landscaped gardens with brick boundary walls.

Front and Side Gardens: Landscaped with crazy paving and mature flower beds along the boundary walls, along with central flower beds. The gardens extend to the side of the property.

Rear Garden: Enclosed garden featuring two small lawned areas, flower beds, and an outside tap.

Garage

The front drive leads to an up-and-over garage door, with power points inside. A side door provides access to the rear garden. An additional driveway, accessible from the side elevation via Evesham Road, offers off-road parking for several vehicles.

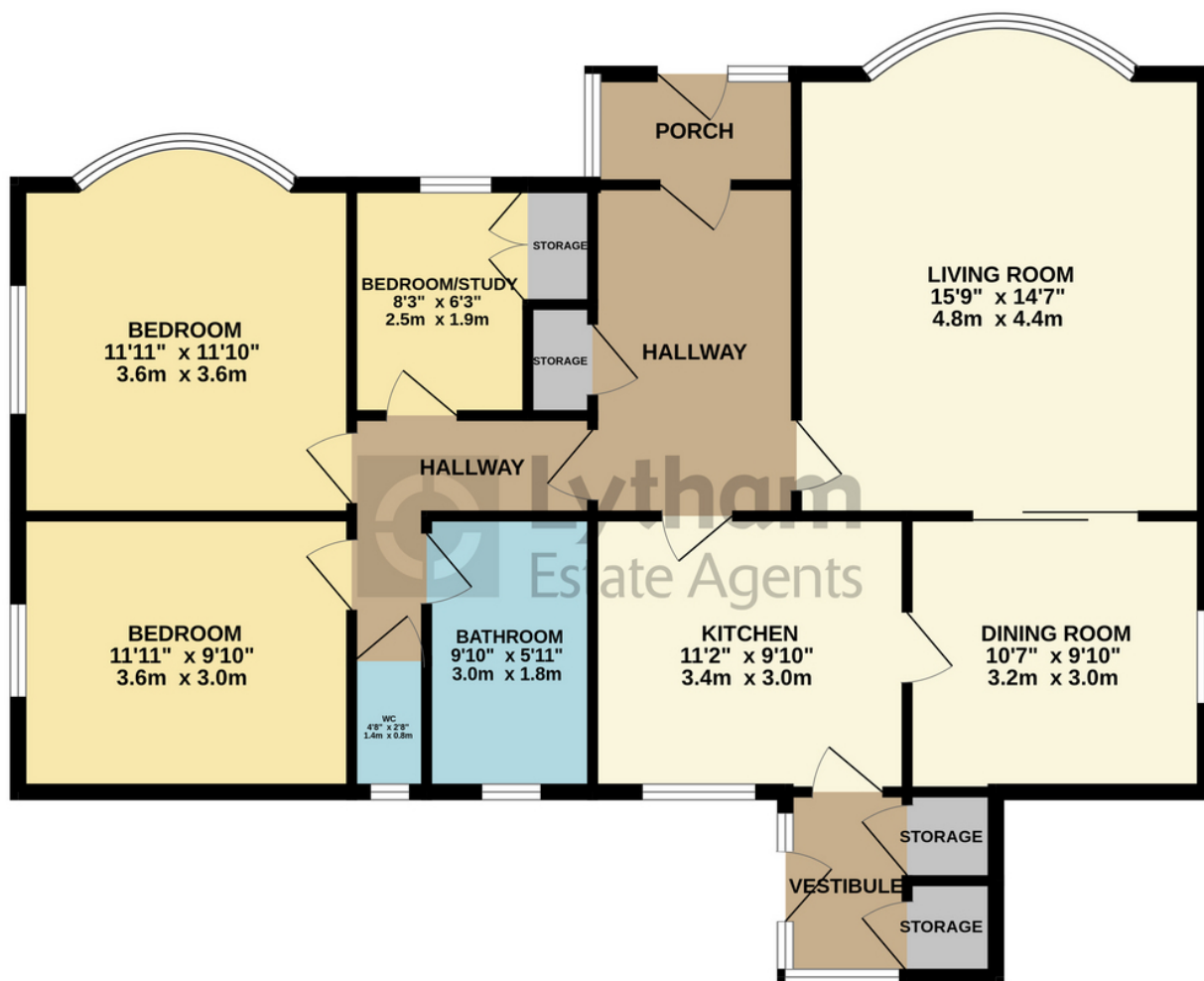
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Floor Plans

GROUND FLOOR 1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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