



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



14 Windsor Road, Lytham St. Annes FY8 1AH

**Guide Price
£350,000**

This detached true bungalow in Ansdell is perfectly located just minutes from Lytham town centre and the scenic Fairhaven Lake, offering easy access to all local amenities. Chain-free and move-in ready, this property is an opportunity not to be missed!



Hallway

Enter through a composite door, stepping up into a hallway with carpeted flooring. The hallway features three pendant lights, a radiator, and a loft hatch, with doors leading to the following rooms:

Lounge

Spacious lounge featuring carpeted flooring, a front-facing bay window, and two side-facing windows. It also includes a pendant light, radiator, electric fireplace, TV aerial point, and power sockets.

Kitchen

The kitchen features vinyl tile flooring, a radiator, ceiling lights, and a side-facing UPVC double-glazed window. Includes a range of wall and base units with a laminate work surface, a stainless steel sink with mixer tap and drainer, a four-ring gas hob, and a Bush oven. There is space for a freestanding fridge freezer. Side UPVC door to the rear garden.

Bedroom Three/Study

Offers carpeted flooring, a pendant light, radiator, and a rear-facing UPVC double-glazed window. It also features a storage cupboard housing the gas meter.

Bedroom One

A spacious double bedroom with carpeted flooring, a front-facing UPVC double-glazed window, two side-facing windows, a radiator, pendant light, and fitted wardrobes.

Bedroom Two

Double bedroom featuring carpeted flooring, a side-facing UPVC double-glazed window, radiator, and pendant light.

WC

Features vinyl tile flooring, a radiator, side-facing obscured window, extractor fan, and ceiling lights. It includes a WC with a button flush.

Bathroom

Equipped with vinyl tile flooring, a side-facing UPVC double-glazed window, ceiling fan, and ceiling lights. The bathroom includes a pedestal wash basin with a mixer tap and tiled splashback, a panel bath with a mixer tap and plumbed mixer shower overhead, and a fitted storage cupboard.

Disclaimer

You may download or store this material for your own personal use and research. You may NOT republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Floor Plans

GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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.
Made with Metropix ©2024