



28 Gisburn Avenue, Lytham St. Annes,
FY8 3PB

£242,000

***** IMMACULATE and SPACIOUS SEMI-DETACHED BUNGALOW near ROYAL LYTHAM GOLF CLUB *****

This well-presented semi-detached BUNGALOW has a VERY SPACIOUS lounge/dining room which overlooks the rear gardens through a large picture window. There are two DOUBLE, ground floor bedrooms supplemented by a large loft room to the first floor. In addition, a MODERN FOUR peice bathroom, FITTED kitchen, a GARAGE plus AMPLE PARKING to the driveway and paved front garden area.

Located within just 0.9 miles of ROYAL LYTHAM GOLF COURSE main entrance and then 1.5 miles of BOTH Lytham and St. Annes centres.

No chain.

- THREE bedrooms
- FITTED kitchen
- FOUR peice bathroom
- Gas central heating
- UPVC double glazing

Award winning property sales since 1948.



McDonald

Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ



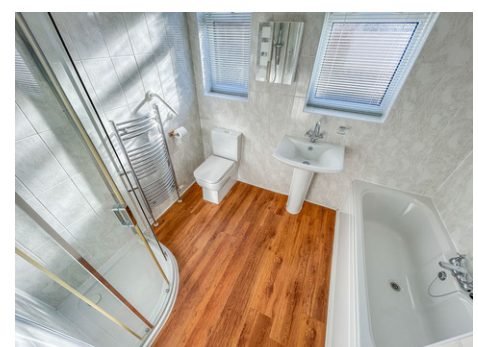
01253 398 498



sales@mcdonaldproperty.co.uk



www.mcdonaldproperty.co.uk



- Garage PLUS parking.
- Nr: Gold Course
- Close to Lytham and St. Annes centres

Vestibule: Meter cupboard, UPVC double glazed front door and window.

Hall: Staircase to first floor, Wood effect laminate flooring, Radiator.

Bedroom 1: 13'1" x 12'0" (3.99 m x 3.66 m) Built in wardrobe, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 12'0" x 10'9" (3.66 m x 3.28 m) Coved ceiling, UPVC double glazed window, Radiator.

Lounge: 17'0" x 11'11" (5.18 m x 3.63 m) Beautiful feature fireplace with stone effect surround and living flame coal effect gas fire, Coved ceiling, UPVC double glazed window, Radiator.

Kitchen: 10'6" x 8'0" (3.20 m x 2.44 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Tiled splashback, UPVC double glazed rear door and window, Radiator.

Bathroom: Modern four piece bathroom comprising; Panelled bath, Separate shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls, Wood effect laminate flooring, Two UPVC double glazed windows, Heated towel rail/radiator.

First Floor:

Landing: Eaves access to excellent storage areas.

Bedroom 3: 15'9" x 11'2" (15.75 ft x 11.17 ft) UPVC Double glazed window, Built in wardrobes.

Outside:

Rear Garden: Paved for ease of maintenance.

Garage: Brick garage with UPVC double glazed side door and window and remote up and over door.

Parking: Additional parking available to the front and driveway.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from May 1962; Ground rent is £18 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2130.70 (2025/26)



Award winning property sales since 1948.



Directions: From Ashton Gardens take Clifton Drive North which continues into Clifton Drive South, turning left at the traffic lights into St Thomas' Road, continue to the end and turn right into Church Road, seventh left into Skipton Road and finally first right into Gisburn Avenue.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.

Gisburn Avenue

Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Award winning property sales since 1948.

