



Lytham Grange, Shiney Row, DH4 4QQ  
2 Bed - Bungalow - Detached  
£285,000

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# Lytham Grange

## Shiney Row, DH4 4QQ

\* BEAUTIFULLY PRESENTED \* MUCH IMPROVED THROUGHOUT \* MULTI FUEL BURNER \* EXTENSIVE WRAP AROUND GARDENS \* DETACHED GARAGE \* FORMERLY THREE BEDROOMS \* RARELY AVAILABLE \*

This exquisite detached bungalow is tucked away in a private cul de sac within the exclusive Lytham Grange development and is a rare opportunity in the open market. The property has been significantly improved by the current owner and now offers high quality accommodation, extensive landscaped gardens, a detached garage and a large driveway providing parking for multiple vehicles. Plans have also been drawn up for a sunroom extension off the lounge, offering future potential.

Originally built as a three bedroom home, the property has been reconfigured to create a dining room, though this could easily be converted back if preferred. The generous lounge features a new multi fuel burner and bi fold doors opening onto the expansive gardens, making the most of the tranquil outlook.

Both bedrooms are spacious doubles with fitted wardrobes, and the bathroom has been upgraded with a high specification suite. The wrap around gardens are a standout feature, with large lawned areas, mature trees, shrubs and well planted borders, along with a sunny patio area. A lengthy driveway runs along the side of the bungalow and leads to the detached garage.

Further improvements include newly fitted internal doors, updated flooring, and a replacement boiler with approximately 5 years of warranty remaining.

Lytham Grange forms part of the highly regarded Fairways development, providing excellent access to a range of amenities, recreational facilities, schools and major transport links connecting to surrounding towns and cities. This unique and beautifully improved bungalow offers a superb blend of privacy, quality and space, and viewing is strongly recommended.



















#### **Hallway**

#### **Lounge**

17'4" x 11'5" (5.3 x 3.5)

#### **Kitchen**

12'1" x 7'10" (3.7 x 2.4)

#### **Dining Room**

11'5" x 8'2" (3.5 x 2.5)

#### **Bathroom**

#### **Bedroom**

11'5" x 11'5" (3.5 x 3.5)

#### **Bedroom**

11'5" x 11'5" (3.5 x 3.5)

#### **Agent's Notes**

Council Tax: Sunderland Council, Band D - Approx. £2,093 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – none known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

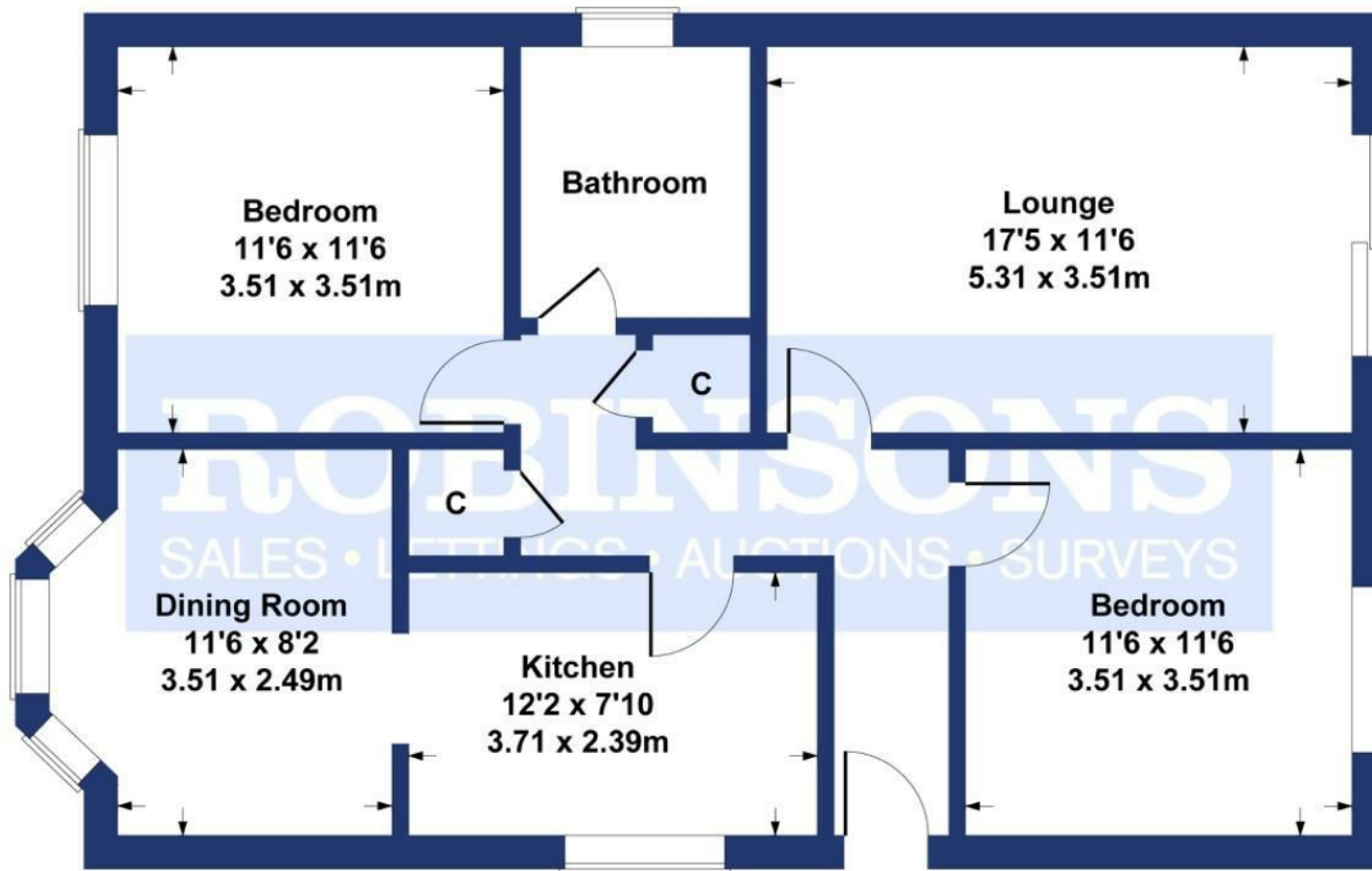
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Lytham Grange

Approximate Gross Internal Area  
876 sq ft - 81 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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