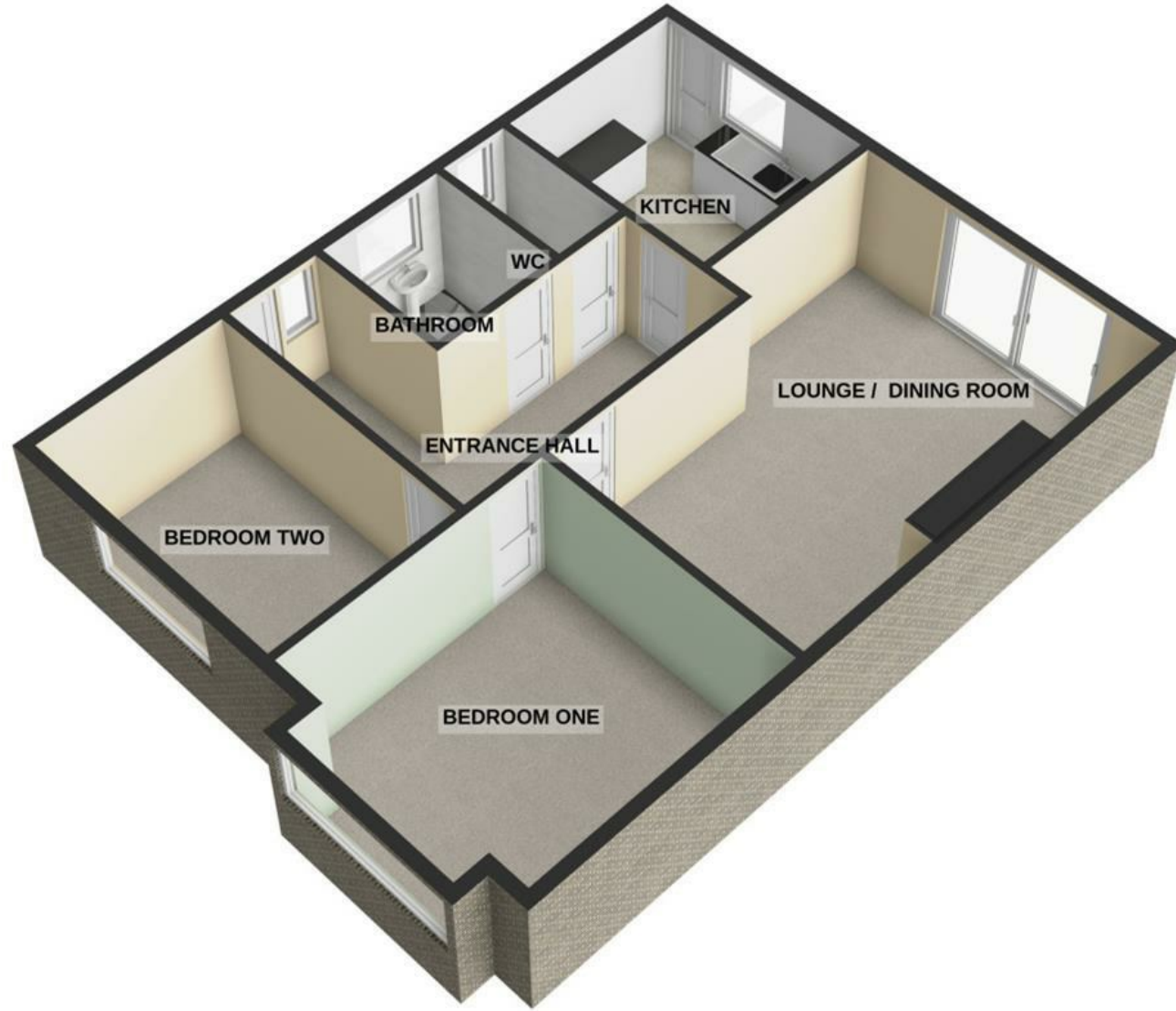


79.8 sq.m. (859 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024

### CROSLAND ROAD NORTH, LYTHAM ST. ANNES ASKING PRICE £275,000 FY8 3EP

- LOVELY SPACIOUS SEMI DETACHED TRUE BUNGALOW IN SUPERB LOCATION, EASY ACCESS TO ST ANNES SQUARE, LOCAL SHOPS & TRANSPORT LINKS
- OPEN PLAN LOUNGE/DINING ROOM - KITCHEN - TWO DOUBLE BEDROOMS - BATHROOM - SEPARATE WC
- EASY ACCESS TO ST ANNES SQUARE, LOCAL SHOPS & TRANSPORT LINKS
- WESTERLY FACING REAR GARDEN - DRIVEWAY & GARAGE - EPC RATING: D

 2
  1
  1
  2
  1
 



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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#### Entrance

UPVC entrance door with double glazed glass insert and side window leads into;

#### Entrance Hall

Meter cupboard, two radiators, telephone point, loft access with pull down ladder, coving, doors lead to the following rooms;

#### Bedroom Two

12' x 9'11

UPVC double glazed window to front, fitted wardrobes, coving, radiator.

#### Bedroom One

13'9 x 11'11

UPVC double glazed bay window to front, fitted wardrobes, coving, radiator.

#### Lounge / Dining Room

20'8 x 14'5

UPVC double glazed sliding patio door with windows either side leads out into the rear garden, fireplace with marble backdrop and hearth housing living flame gas fire, two radiators, TV point, space for dining table and chairs, coving.

#### Bathroom

5'11 x 5'6

UPVC double glazed opaque window to side, two piece white suite comprising of; bath with overhead shower and glass screen and vanity wash hand basin, fully tiled walls, laminate flooring.

#### Separate WC

5'6 x 2'5

UPVC double glaze opaque window to side, white WC, tiled walls, laminate flooring.



#### Kitchen

9'10 x 9'7

UPVC double glazed window to rear, UPVC door leads out into rear garden, range of wall and base units with black laminate work surfaces, tiled to splash backs, integrated appliances include; stainless steel sink and drainer, space for fridge, space for freezer, plumbed for washing machine, cupboard housing 'Baxi' boiler, space for freestanding oven with overhead illuminated extractor above.

#### Garden

To the front of the property the garden has been block paved for ease of maintenance with perimeter flowerbeds hosting a variety of bushes and shrubs. Double wrought iron gates lead to a block paved driveway providing off road parking for a number of cars and access down the side of the property to the garage.

The rear garden is beautifully manicured, private and sunny with patio perfect for table and chairs, secure side gate leading to driveway, artificial lawn with shrub, plant and tree borders, outside water tap and outside light.

#### Other Details

Tenure - Freehold

Council Tax Band - D (£2,299.59 per annum)

Energy Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

