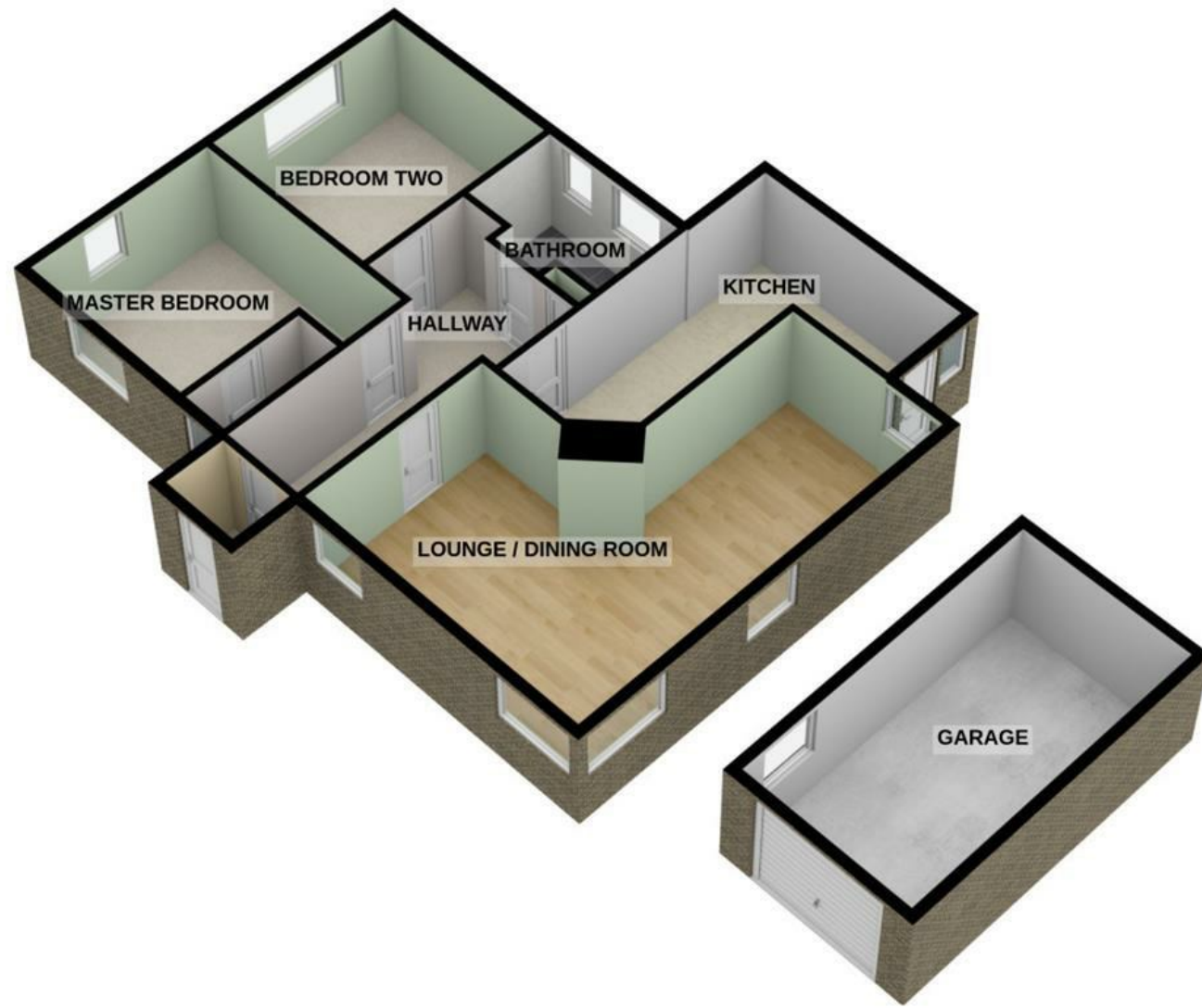


107.7 sq.m. (1159 sq.ft.) approx.



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 © 2023

**WESTBY ROAD, LYTHAM ST. ANNES
FY8 2EJ**

ASKING PRICE £329,950

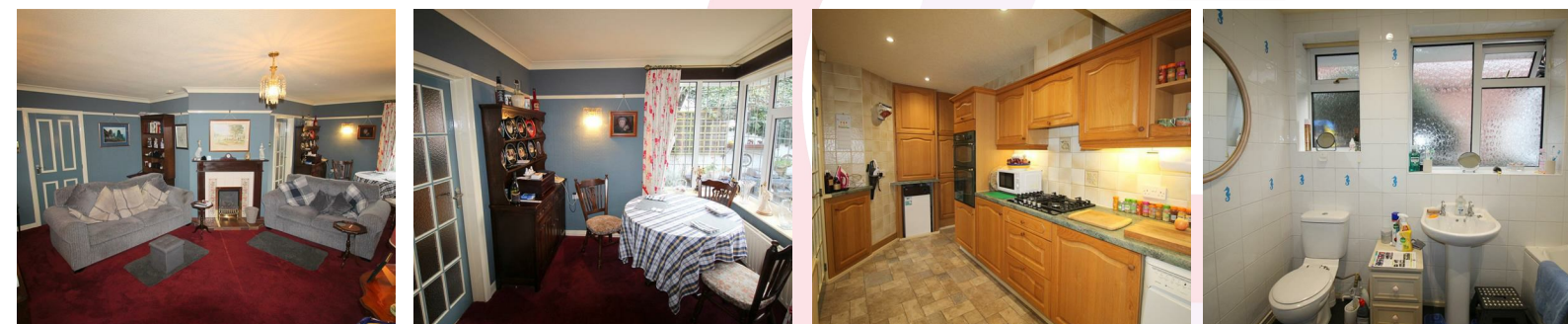
- WELL PRESENTED TWO BEDROOM DETACHED TRUE BUNGALOW ON A LARGE CORNER PLOT
- TWO BATHROOMS - LARGE LIVING DINING ROOM - SPACIOUS KITCHEN - THREE PIECE BATHROOM
- SITUATED IN A HIGHLY DESIRABLE LOCATION CLOSE TO GOOD SCHOOLS, SHOPS AND TRANSPORT LINKS
- DETACHED GARAGE - WRAP AROUND GARDENS - EPC RATING: E



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
Entrance gained via composite door leading into;

Entrance Vestibule
Part glazed wooden external door to the front with leaded windows to both sides, ceiling light and tiled flooring with inset doormat. Obscure glazed door to:

Entrance Hallway
Ceiling light, picture rail, coving, radiator and loft hatch with pull down ladder (leading to fully insulated loft space). Doors lead to the following rooms:

Living / Dining Room
23'9 x 17'5
UPVC double glazed window to one side and UPVC obscure double glazed external door to the other side, range of fitted wall and base units incorporating laminate work surfaces and inset single bowl sink and drainer with chrome mixer tap, integrated electric double oven/grill and four ring gas hob, 'Indesit' white goods include dishwasher, washing machine and full height refrigerator, floor standing 'Baxi' boiler, part tiled walls, tile effect vinyl flooring, spot lighting and radiator.

Bedroom One
14'2 x 11'3
UPVC double glazed leaded windows to the front and side, range of fitted wardrobes and dressing table with matching drawers, radiator and coving. Door leading in to:

En-suite
7'8 x 3'2
UPVC double glazed leaded window to the front, three piece white suite comprising: step-in shower enclosure with bi-folding screen door, wall mounted 'Mira' electric shower unit and handheld shower attachment on riser rail, pedestal wash hand basin with chrome mixer tap and WC with push button flush, tiled to



splash backs, tile effect vinyl flooring, extractor fan, spot lighting and wall mounted electric heater.

Bedroom Two
12'1 x 11'2
UPVC double glazed leaded window to the side, range of fitted wardrobes and dressing table with matching drawers, ceiling light, coving and television point.

Bathroom
8'9 x 6'6
UPVC double glazed obscure windows to the rear, three piece white suite comprising: panelled bath with folding shower screen, mixer tap and handheld shower attachment with wall fixing, pedestal wash hand basin with twin tap and WC with push button flush, tiled walls, tile effect vinyl flooring, radiator, spot lighting and heated towel rail.

Kitchen
17'3 x 12'6
UPVC double glazed window to one side and UPVC obscure double glazed external door to the other side, range of fitted wall and base units incorporating laminate work surfaces and inset single bowl sink and drainer with chrome mixer tap, integrated electric double oven/grill and four ring gas hob, 'Indesit' white goods include dishwasher, washing machine, full height refrigerator, floor standing 'Baxi' boiler, part tiled walls, tile effect vinyl flooring, spot lighting and radiator.

Garage
18'1 x 10'0
Detached single garage with up and over door to the front, door and window to the side leading to the garden with further window to the rear, ample storage space, power and lighting.

Outside
Landscaped private gardens to the front and both sides, well stocked with mature trees, shrubbery and



tiered planters. Wood chipped area with water feature, lawned garden area and large south facing paved patio area ideal for entertaining. External power, lighting and water. Door to garage with gated access to the driveway.

Other Details
Council Tax Band - E (£2,646.00 per annum)
Tenure: Leasehold
Ground Rent: £8.00 per annum.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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