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**EVESHAM ROAD, LYTHAM ST. ANNES
FY8 1HE**

ASKING PRICE £325,000

- GORGEOUS 3 BEDROOM SEMI DETACHED DORMER BUNGALOW IN SOUGHT AFTER PEACEFUL LOCATION
- 5 MINUTES WALK TO THE BEACH & FAIRHAVEN LAKE
- LOUNGE - DINING ROOM - KITCHEN - 3 BEDROOMS - SHOWER ROOM & WC
- SOUTH FACING GARDEN - TANDEM GARAGE AND DRIVEWAY



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





Entrance

Composite entrance door with opaque glass insert leads into;

Porch

Tiled floor, UPVC door leads into;

Hallway

L shaped hallway with 'Amtico' flooring, stairs leading to the first floor, radiator, large under stairs storage cupboard with power and light housing meters and alarm, also housing 'Worcester' boiler, doors lead to the following rooms;

Dining Room

10'5 x 8'10

UPVC double glazed window to side, sliding glass door to lounge, 'Amtico' flooring, radiator, TV point, door leads to;

Kitchen

10'10 x 9'11

Fabulous 'Sigma 3' kitchen with UPVC double glazed window to side and UPVC door to rear, range of contemporary wall and base units with 'Quartz' work surfaces, integrated appliances include 'Neff' microwave/oven, 'Neff' oven/grill with hide and slide doors, 'Neff' 4 ring induction hob with overhead illuminated extractor, fridge, freezer, one and a half bowl sink and drainer, 'Neff' dishwasher, washing machine, under unit lighting, feature coloured over unit lighting operated by remote control, recessed spotlights, tiled flooring, under unit heating.

Lounge

16'7 x 14'1

Beautifully presented lounge with UPVC double glazed door to rear with windows to either side, feature fireplace housing electric fire with log burner surround and marble hearth, TV point, radiator.



WC

6'8 x 2'8

UPVC double glazed opaque window to side, tiled flooring, high level white WC.

Shower Room

10'1 x 5'5

UPVC double glazed window to front, three piece white suite comprising of walk in shower with waterfall shower and further attachment, 'his and hers' vanity wash hand basins and WC, fully tiled walls, anti slip flooring, wall mounted chrome heated towel rail, wall mounted illuminated mirror, recessed spotlights.

Bedroom One

13'10 x 13'5 (to front of wardrobes)

Large UPVC double glazed bay window to front, comprehensive range of fitted wardrobes with matching dressing table and bedside cabinets, radiator, TV and telephone points.

First Floor Landing

Accessed via aforementioned staircase, UPVC double glazed window to half landing allowing plentiful light, large storage cupboard with eaves access and light, doors lead to the following rooms;

Bedroom Two

14'3 x 13'10 (to front of wardrobes)

UPVC double glazed window to front, comprehensive range of fitted wardrobes, TV point, radiator.

Bedroom Three

8'3 x 7'10

UPVC double glazed window to side, radiator, eaves access and storage cupboard, TV point.

Outside

The low maintenance front garden has a central shale area with shrub borders. There is a large Indian stone paved driveway providing off road parking for 3



vehicles which leads to the garage. There are two sensor lights to the side of the property, outside water tap and external electricity point.

The South facing rear garden is mainly paved with shrub and tree borders. There is a secure side gate and security lighting.

Tandem Garage

Brick built tandem garage with up and over door, power and light, side access door and UPVC window. There is also a brick built outbuilding perfect for storage.

Other Details

Tax Band - D (£2,186.55 per annum)

Tenure - Freehold

The property has cavity wall insulation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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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