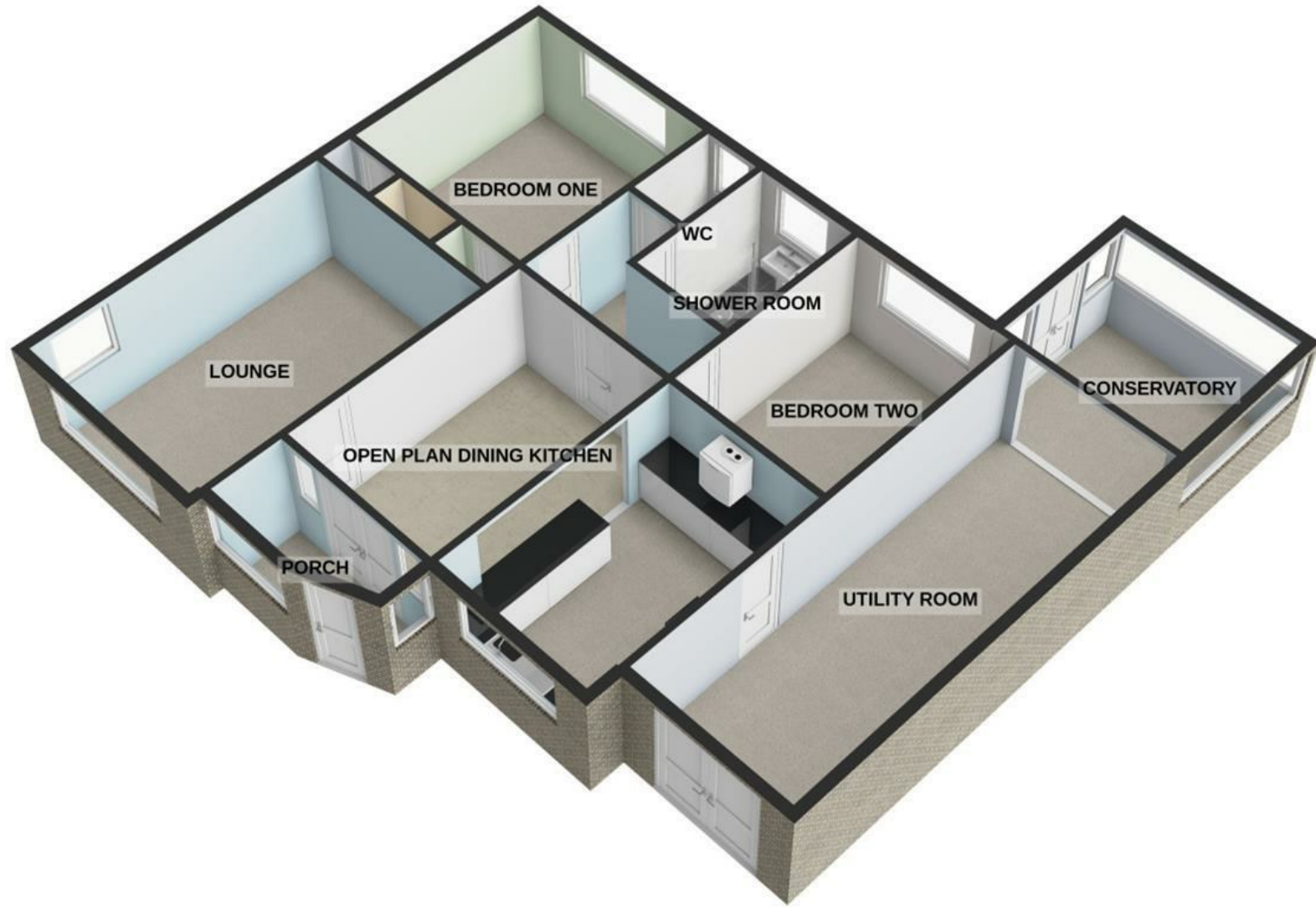


GROUND FLOOR
114.7 sq.m. (1235 sq.ft.) approx.



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

**WILDINGS LANE, LYTHAM ST. ANNES
FY8 3RJ**

GUIDE PRICE £270,000

- NO CHAIN - GORGEOUS DETACHED TRUE BUNGALOW IN SUPERB SOUGHT AFTER LOCATION WITH TRANQUIL RURAL VIEWS JUST AROUND THE CORNER
- CLOSE TO ST ANNES SQUARE & WITHIN EASY ACCESS OF LYTHAM
- 2 DOUBLE BEDROOMS - LARGE LOUNGE - OPEN PLAN DINING KITCHEN - CONSERVATORY / UTILITY ROOM - SHOWER ROOM & SEPARATE WC
- PRIVATE & SUNNY REAR GARDEN - DRIVEWAY **** FREEHOLD ****



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 double glazed door with windows either side leads into;

Porch
Tiled floor, UPVC double doors lead into;

Open plan Dining Kitchen
18'8 x 13'6
Bright and spacious room with UPVC double glazed window to front, range of base units with laminate work surfaces, breakfast bar, integrated appliances include one and a half stainless steel sink with drainer, double oven and grill, four ring electric hob, wall mounted 'Glow Worm' boiler, space for fridge/freezer, built in cupboards, tiled to splash backs, space for dining table and chairs, radiator, telephone point, UPVC door leads into;

Utility Room and Conservatory
35'1 x 7'6
UPVC double doors to front, plumbed for washing machine, radiator, conservatory with UPVC double doors and windows overlooking rear garden, polycarbonate roof.

Lounge
16'10 x 11'11
Accessed via dining kitchen, two UPVC double glazed windows to front and side, radiator, fireplace with marble backdrop and hearth housing living flame gas fire, two wall lights, TV and telephone points.

Rear Hallway
Radiator, left access, doors lead to the following rooms;

Bedroom Two
11'11 x 8'11
UPVC sliding patio doors to rear, radiator, built in cupboard.

Shower Room
7'11 x 5'9
Opaque double glazed window to rear, walk in shower and vanity wash hand basin, fully tiled walls, recessed spotlights and extractor fan, radiator.

Separate WC
UPVC double glazed opaque window to rear, white WC, fully tiled walls.



Bedroom One
12'3 x 11'11
UPVC double glazed window to rear, fitted wardrobes with matching bedside cabinets and chest of drawers, radiator, two built in cupboards.

Outside
The private and sunny Westerly facing rear garden is paved with shrub borders, side gate and water tap.

The well maintained front garden is paved with gravel and various flower pots. There is also a driveway.

Other Details
Tenure - Leasehold with 932 years remaining. No service charge or ground rent. The Freehold hold is also being sold. Council Tax Band - D (£2,165.00 per annum) Both roofs and the fascias have been replaced recently.

Auctioneer Comments
Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any



time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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