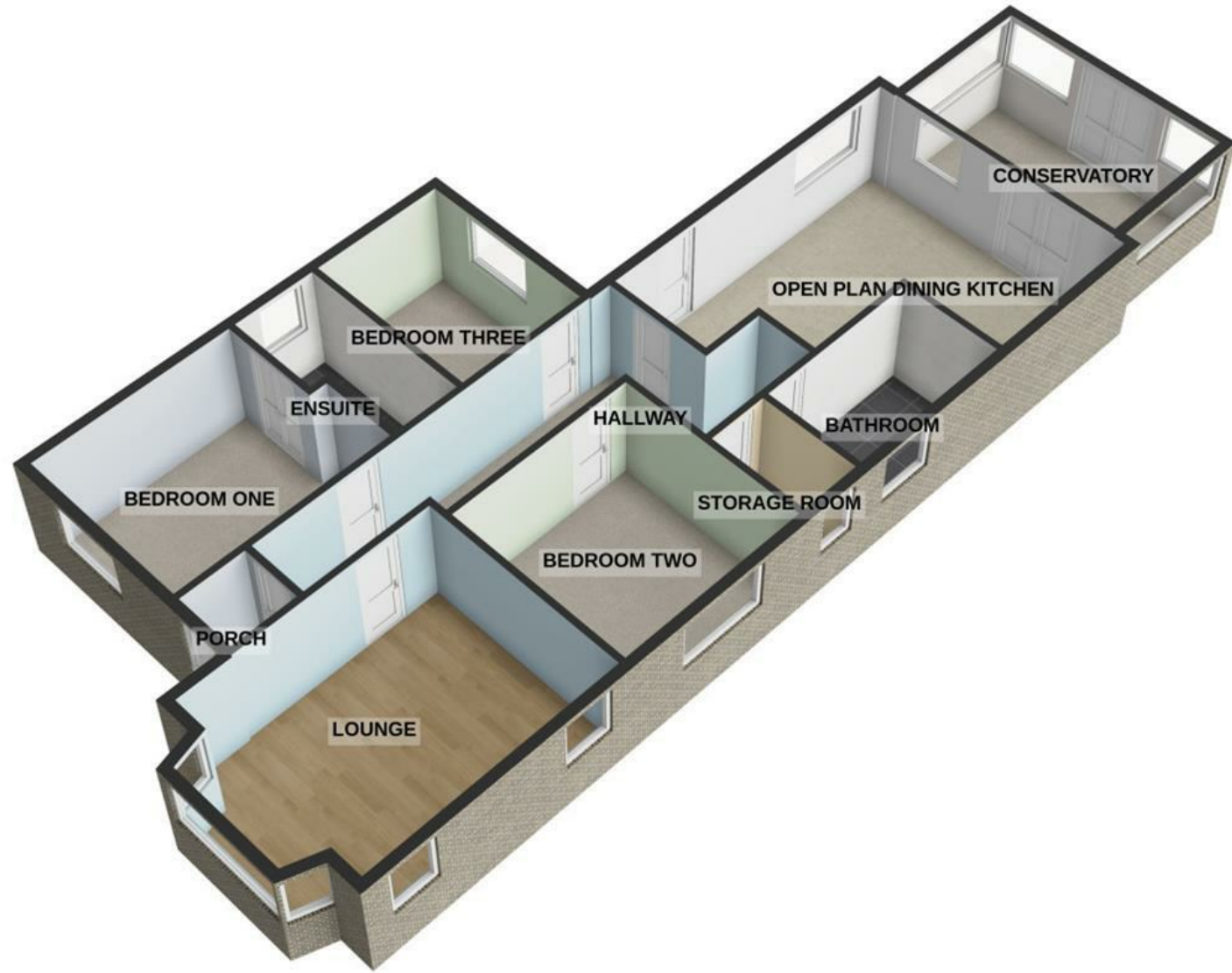


GROUND FLOOR
114.1 sq.m. (1228 sq.ft.) approx.



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.
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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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- SUNNY WESTERLY FACING REAR GARDEN - DRIVE & GARAGE - OFF ROAD PARKING FOR 4 CARS - EPC RATING: D



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Entrance

Entrance gained via composite door with double glazed opaque glass inserts leading into;

Entrance Porch

Cupboard housing the meters and fuse box, wooden flooring, solid timber door with glass inserts leads into;

Hallway

Double radiator, wooden flooring, loft hatch, coving, doors lead to the following rooms;

Lounge

15'11 into the bay x 11'10
UPVC double glazed bay window to the front, two UPVC double glazed windows to the side, double radiator, log burning stove with marble surround and slate backdrop, television and telephone points, wooden flooring, coving.

Bedroom One

13' at widest point x 9'11
UPVC double glazed windows to the front, double radiator, coving, set of solid timber doors leading into;

En-suite Shower Room

9'8 x 3'9
UPVC double glazed opaque windows to the side, two piece white suite comprising of; vanity wash hand basin and WC, overhead mains powered rainfall shower including further shower attachment with single glazed folding door, extractor fan, wall mounted LED illuminated mirror, wall mounted heated towel rail, fully tiled walls and floor.

Bedroom Two

10'10 x 9'10
UPVC double glazed windows to the side, radiator, coving.



Bedroom Three

9'11 x 6'11
Multi functional room currently being utilised as an office. UPVC double glazed windows to the rear, radiator, coving.

Storage Room

5'5 x 2'8
UPVC double glazed opaque windows to the side, wooden flooring.

Bathroom

10'10 x 5'2
UPVC double glazed opaque window to the side, two piece white suite comprising of; vanity wash basin and WC, bath with overhead mains powered shower and chrome mixer tap, wall mounted LED bluetooth mirror, part tiled walls, fully tiled floors, recessed spotlights.

Open Plan Dining Kitchen

21'10 x 16'3
UPVC double glazed windows to the side and rear, good range of wall and base units, laminate work surfaces, ceramic sink and drainer with chrome mixer tap, tiled to splash backs, integrated appliances include: 'Hotpoint' induction hob with overhead illuminated extractor fan, 'Hotpoint' oven and grill, 'Indesit' dishwasher, space for fridge/freezer, plumbed washing machine, double radiator, wooden flooring, space for dining table and chairs, 'Valiant' combi boiler which is 18 months old, composite stable style door leading to the side, UPVC double glazed sliding door leading into;

Conservatory

14' x 9'6
UPVC double glazed windows to the side and rear, French doors leading out into the rear garden, under floor heating, wall mounted electric heater, tiled flooring.



Garage

16'1 x 8'7
Accessed via up and over door. In the garage there is power, light and fuse box. New UPVC double glazed window to the side. The garage door, roof and fuse box were changed 18 months ago.

Outside

The front garden is mostly laid with golden gravel with a beautiful plant/shrub border. To the side is a paved driveway leading to a single brick garage with up and over door, there is also a solid timber gate leading to the rear garden. The rear garden is generously sized and well positioned capturing the sun all day perfect for entertaining guests or relaxing in the sunshine. Aswell as being substantial in size this garden is easy to maintain including: paved area immediately the rear, a large portion of the garden laid with blue slate decorative chippings with plant / flower border and has established trees. The garden also includes a large new greenhouse (8' x 6') and vegetable patch ideal for growing your own vegetables, fruit and herbs. There is also plentiful space for dining and garden furniture.

Other Details

Tenure: Leasehold
Length left on the lease: 997 years.
Ground rent: £16.00 per annum.
Council Tax Band: E (£2,810.00 per annum)



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

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