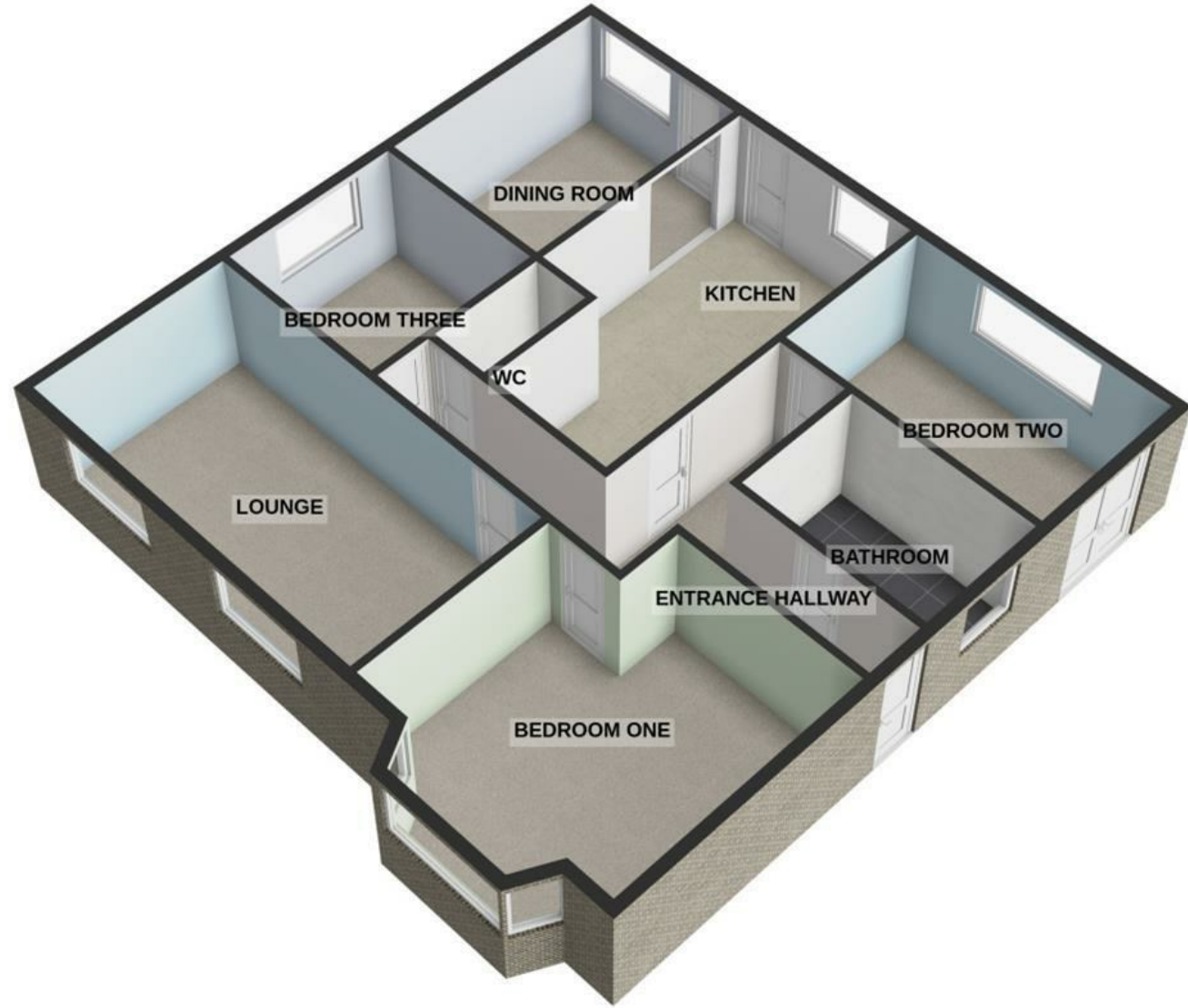


GROUND FLOOR
105.6 sq.m. (1136 sq.ft.) approx.



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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- DRIVEWAY WITH SPACE FOR THREE CARS - SPACIOUS SOUTH FACING REAR GARDEN - EPC RATING: D



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Entrance

Entrance gained via composite door with double glazed leaded glass inserts leads into;

Entrance Hallway

Fuse box, radiator, laminate flooring, loft hatch, doors lead to the following rooms;

Bathroom

8'10 x 7'6

UPVC double glazed opaque windows to the side, three piece white suite includes; WC, vanity wash hand basin and bath with chrome shower attachment, overhead mains shower in single glazed cubicle, radiator, part tiled walls, heated towel rail, four inbuilt cupboards providing plentiful storage space, extractor fan, coving.

Bedroom One

15'9 into the bay window x 11'10

UPVC double glazed bay window to the front, radiator, coving.

Lounge

20'3 x 10'10

Two sets of UPVC double glazed windows to the front, two radiators, gas fire housed in marble surround, backdrop and hearth, television and telephone points, coving.

Separate WC

5'4 x 2'8

Two piece suite comprising; WC and vanity wash hand basin, tiled to splash backs, four inbuilt cupboards providing plentiful storage, extractor fan, coving.

Bedroom Three

10'3 x 10'3

UPVC double glazed windows to the side, radiator, coving.



Bedroom Two

12'5 x 8'10

UPVC double glazed windows to the rear, double radiator, coving.

Utility Area

8' x 6'

Space for washing machine and dryer, inbuilt cupboards providing plentiful storage. The utility area leads into;

Kitchen

12'9 x 10'2

Two UPVC double glazed windows to the rear, UPVC double glazed door providing access to the rear garden, range of wall and base units with laminate work surfaces, ceramic one and half sink and drainer with mixer tap, overhead illuminated extractor fan, 'Indesit' induction hob, integrated appliances include 'Beko' electric oven and fridge freezer, space for a microwave, space for a dryer or dishwasher, radiator, archway leads into;

Dining Room

12'5 x 9'2

UPVC double glazed sliding door providing access to the rear garden, wall mounted storage heater, space for American fridge freezer and dining set.

Garage Conversion

17'7 x 8'6

French doors lead into a detached single brick garage converted to a high standard which has insulation and double plasterboard stud walls to limit sound leakage, currently used as a home office. The garage conversion also includes a wall mounted electric heater, recessed spotlights, sound treatment foam panels.

Outside

The front garden is mostly laid to lawn for ease of



maintenance with a driveway to the side leading to the garage. The rear garden is partly laid to lawn with a large paved area, good sized garden shed and a wood framed greenhouse.

Other Details

Tenure: Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		65	
(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	

