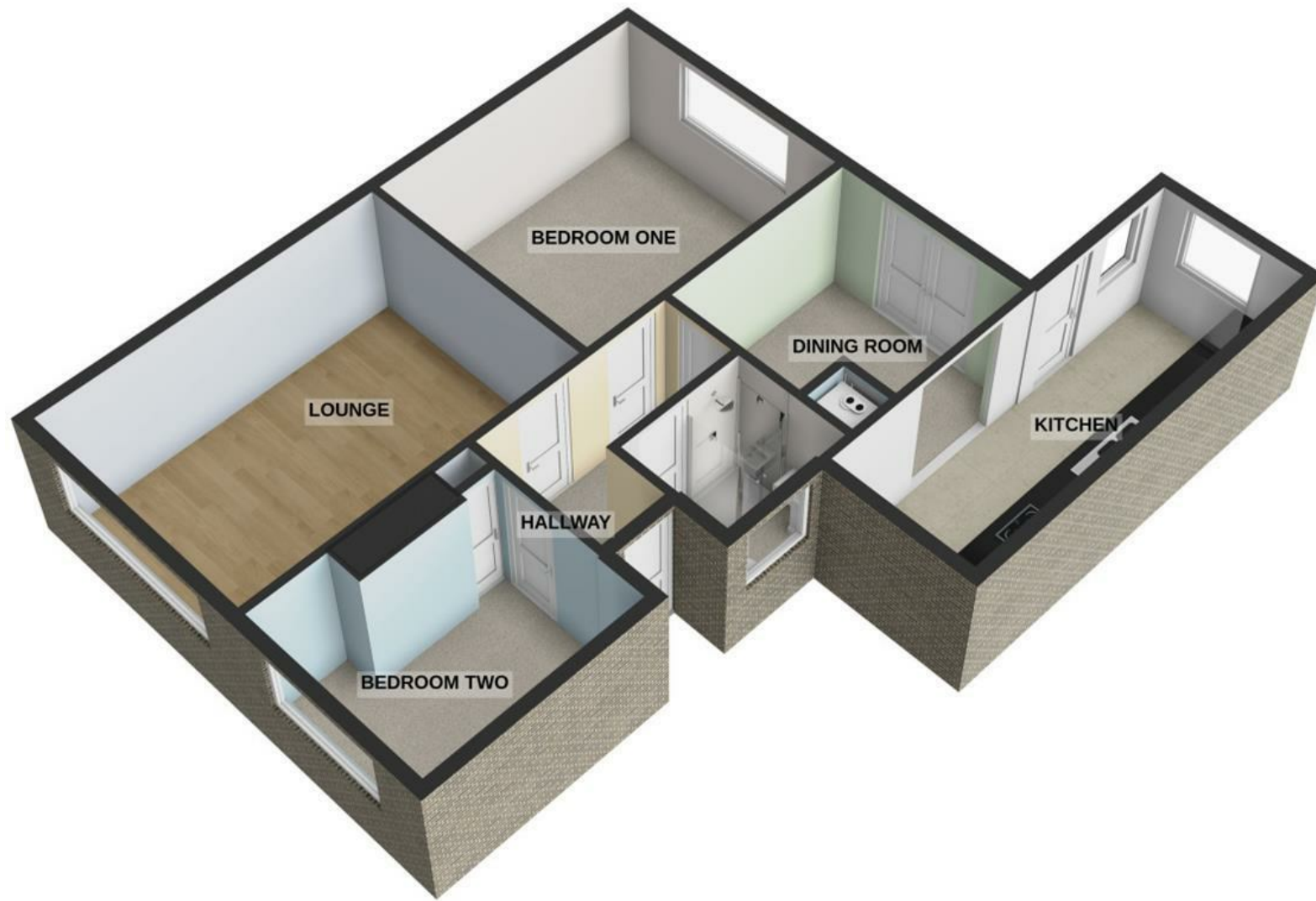


GROUND FLOOR  
71.0 sq.m. (764 sq.ft.) approx.



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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**LONG ACRE PLACE, LYTHAM ST. ANNES  
FY8 4PN**

**ASKING PRICE £325,000**

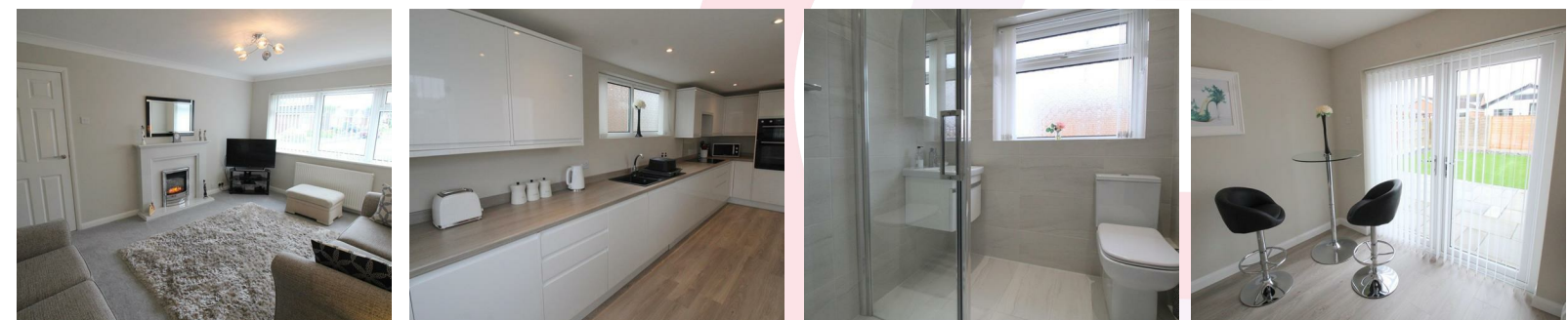
- RECENTLY REFURBISHED AND IMMACULATELY PRESENTED SEMI DETACHED TRUE BUNGALOW IN HIGHLY DESIRABLE LOCATION CLOSE TO LYTHAM HALL
- TWO DOUBLE BEDROOMS - CONTEMPORARY BATHROOM - BRIGHT AND AIRY LOUNGE - MODERN KITCHEN - DINING AREA
- CLOSE TO LYTHAM SQUARE WITH IT'S ABUNDANCE OF SHOPS, RESTAURANTS AND CAFES
- FRONT & REAR GARDENS - DRIVEWAY & CAR PORT - 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 doors with double glazed opaque leaded glass inserts leads into;

#### Hallway

Cupboard housing fuse box, meters and two telephone points, grey wood effect laminate flooring, loft hatch with pull down ladder, solid timber doors lead into the following rooms;

#### Bedroom Two

10'5 x 9' at widest point  
UPVC double glazed windows to the front, radiator, inbuilt wardrobe.

#### Lounge

15'11 x 11'10  
UPVC double glazed windows to the front, radiator, fireplace with marble surround, back drop and hearth housing living flame coal effect electric fire, television point, coving.

#### Bedroom One

13' at widest point x 11'9  
UPVC double glazed windows to the rear, radiator, two matching fitted wardrobes.

#### Shower Room

6' x 5'4  
UPVC double glazed windows to the side, under flooring heating, two piece white suite comprising; WC and wall mounted vanity wash hand basin, shower cubicle with mains powered shower and further attachment, tiled walls and floor, chrome wall mounted heated towel rail, extractor fan, recessed spotlights, wall mounted mirror fronted cabinet.

#### Dining Room

9'6 at widest point x 8'11  
French doors leading out into the rear garden, radiator, space for dining set, cupboard housing 'Main'



combi boiler, grey wood effect laminate, two steps lead down into;

#### Kitchen

21'4 x 7'3  
UPVC double glazed opaque windows to the side with a further set of UPVC double glazed windows to the rear, UPVC double glazed door leading into the rear garden, good range of contemporary wall and base units with soft closing doors, integrated appliances include; 'Cooke & Lewis' induction hob with overhead illuminated extractor fan, electric oven and grill, fridge freezer, 'Baumatic' washer dryer and 'Elektra' dishwasher, solid wood work surfaces, granite one and a half bowl and drainer with chrome mixer tap, grey wood effect laminate flooring.

#### Outside

The front garden is laid with golden gravel and there is driveway leading to a carport at the side. Spacious and low maintenance rear garden partly laid with artificial grass bordered by blue decorative chippings and a further block paved area immediately to the rear of the property. There is plenty of space for garden furniture and an outdoor water tap. There is also a timber gate in the rear garden leading to a walled pathway leading from Long Acre Place to Broadlands Place.

#### Other Details

Tenure: Leasehold  
Ground rent: £10.00 per annum  
Council Tax Band: C ( £2,018.00 per annum )  
The property has been recently refurbished throughout and includes a combi boiler less than two years old.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

