



**BAMBERS LANE, BLACKPOOL  
FY4 5LQ**

**ASKING PRICE £650,000**

- BEAUTIFULLY PRESENTED DETACHED DORMER BUNGALOW IN HIGHLY DESIRABLE SEMI RURAL AREA
- GORGEOUS SURROUNDING VIEWS, TRANQUILITY AND AN ABUNDANCE OF OUTDOOR SPACE
- 4 DOUBLE BEDROOMS (EN-SUITE AND DRESSING ROOM TO THE PRINCIPLE BEDROOM) - BRIGHT AND AIRY LOUNGE - DINING KITCHEN - FAMILY BATHROOM - SUN LOUNGE - LOFT SPACE - UTILITY ROOM - OUTDOOR WC
- EQUESTRIAN FACILITIES SET IN APPROX 1 ACRE - LARGE GARDEN, DRIVEWAY, DOUBLE GARAGE, TRACTOR STORE ROOM, PADDOCK, HAY BARN, TACK ROOM, THREE STABLES

 4  
  2  
  2  
  8  
  2  
 



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 door with double glazed leaded glass inserts, two UPVC double glazed opaque windows to the front.

### Entrance Hallway

Cupboard housing the fuse box and meters, radiator, stairs lead up to the first floor, solid wood doors lead to the following rooms;

### Bedroom Four

11'10 x 9'11  
UPVC double glazed bay window to the front, radiator, luxury vinyl flooring, coving.

### Bedroom One

12'4 x 11'6  
UPVC double glazed bay window to the front, radiator, coving, half archway leads to;

### En-Suite

9'7 x 6'3 at widest point  
UPVC double glazed opaque windows to the rear and side, four piece white suite comprising of; WC, bath and vanity wash hand basin, mains powered shower in large cubicle, tiled flooring and walls, wall mounted heated towel rail, extractor fan.

### Dressing Room

7'11 x 4'1  
Radiator, recessed spotlights, plentiful storage available.

### Bathroom

8'4 x 5'7  
Four piece white suite comprising of; WC, vanity wash basin and bath with chrome shower attachment, power mixer shower in large single glazed cubicle with ceiling mounted shower head and further shower attachment, fully tiled walls and floor, wall mounted LED illuminated mirror, extractor fan, wall mounted heated towel rail.

### Lounge

18'3 x 11'5 at widest point  
UPVC double glazed bay window to the rear, single glazed



internal window, radiator, oil burning stove housed in exposed brick fireplace with back drop and hearth and rustic mantel beam, television and telephone points, coving, set of solid timber doors lead into;

### Sun Room

15' x 9'8 at widest point  
UPVC double glazed sliding door, radiator, solid wood flooring, UPVC double glazed bi-folding doors lead out to a large elevated area which has been part laid with Indian stone and part block paved.

### Kitchen

17'9 x 11'8  
UPVC double glazed doors lead out to the rear garden, two sets of UPVC double glazed windows to the rear, good range of wall and base units, laminate work surfaces, ceramic sink and drainer with mixer tap, tiled to splash backs, 'AGA' range cooker housed in exposed brick surround, cupboard housing 'Warmflow' floor mounted boiler, space for dining set, 'Travertine' stone floor, clothes air dryer, LPD hardwood stable door with glass inserts leads into;

### Utility Room

9'9 x 9' at widest point  
UPVC double glazed windows to the side, composite door leads out to the side, range of wall and base units, wooden work surfaces with 'Belfast' sink, radiator, fully tiled walls and flooring, plumbed for a washing machine, space for a tumble dryer.

### First Floor Landing

UPVC double glazed leaded windows to the front, solid timber doors to the following rooms;

### Bedroom Two

15' at widest point x 13'8  
UPVC double glazed windows to the front, Velux window to the rear, radiator, inbuilt cupboard providing storage space.



### Bedroom Three

14'6 at widest point x 13'9  
UPVC double glazed leaded windows to the front, Velux window to the side, radiator, inbuilt cupboard providing storage space with door leading to the loft space.

### Outside WC

4'5 x 3'  
Accessed via UPVC door, UPVC double glazed opaque windows to the side, two piece white suite comprising of; wall mounted wash hand basin and WC, fully tiled walls and floor.

### Outside

To the side is a long gravelled driveway leading to the rear of the property where there is off road parking space available for several cars. To the front, side and rear is a substantially sized wrap around lawn providing plenty of space for garden furniture, entertaining guests and enjoying the sun all day long. Also to the rear is a double garage with electric up and over doors, power and light.

For the equestrians there is a top spec paddock with a surface measuring at 40' x 20', a hay barn, dog pen. a tack barn, three stables with power and light (stable one: 12' x 14', stable two: 16' x 12', stable three: 12' x 12') with a grass area opposite, tractor and log store, oil tank, external lights, two outside water taps, outdoor double power point.

### Other Details

Tenure: Freehold  
Council Tax Band: E (£2,774.00 per annum)  
Energy Rating: E

\* The property runs on electric and oil only \*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		31	80
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

