

GROUND FLOOR
106.9 sq.m. (1151 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 © 2022

GRASMERE ROAD, LYTHAM ST. ANNES
FY8 2RP

ASKING PRICE £430,000

- TRULY STUNNING 3 BEDROOM DETACHED TRUE BUNGALOW FULLY RENOVATED TO AN EXCEPTIONAL STANDARD
- GORGEOUS OPEN PLAN KITCHEN / LIVING / DINING AREA TO THE REAR - SEPARATE LOUNGE CONTEMPORARY SHOWER ROOM - CLOAK ROOM
- WITHIN CLOSE DISTANCE TO ST ANNES TOWN CENTRE, ST ANNES SEA FRONT, LOCAL SHOPS, MOTORWAY ACCESS AND LINKS GOLF COURSE
- LARGE & PRIVATE LANDSCAPED GARDEN GARAGE & OFF ROAD PARKING - 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
Composite entrance door with glass inserts to centre and either side leads into;

Porch
Further door leads into;

Entrance Hall
Bright and light hallway with wood effect Karndean flooring, meter cupboard, radiator, telephone point, doors lead to the following rooms;

Lounge
15'4 x 10'11
Bright and spacious lounge with UPVC double glazed bay window to front, fitted blinds, two further windows to side allowing plentiful light, TV point, radiator

Bedroom One
13'11 x 11'
Beautifully presented bedroom with UPVC double glazed bay window to front, fitted blinds, fitted wardrobes with sliding doors, TV point, radiator

Bedroom Three / Study
10'11 x 6'10
UPVC double glazed window to side, radiator, access to attic with pull down ladder

Shower Room
8'4 x 7'2
Contemporary shower room with opaque UPVC window to side, three piece white suite comprising of walk in shower with waterfall shower attachment and further attachment, vanity wash hand basin and WC, wood effect Karndean flooring, chrome radiator, extractor fan, tiled to splash backs, recessed spot lights, fitted cupboards



Separate WC
5'9 x 3'1
Sensor light, two piece contemporary white suite comprising of WC and vanity wash hand basin, tiled to splash backs, radiator, wood effect Karndean flooring, extractor fan, recessed spotlights

Bedroom Two
11'11 x 10'11
UPVC double glazed window to side, fitted wardrobes, radiator

Open Plan Kitchen / Living / Dining Area
27'3 x 18'5
Spectacular open plan space, perfect for both entertaining and for family living, 5m aluminium double glazed bi-folding doors leading out onto composite decking and the rear garden, two further windows to rear, extensive range of wall and base units with Quartz work surfaces, integrated appliances include; fridge and freezer, two ovens/grills, microwave, one and a half bowl sink and drainer, dishwasher, 4 ring induction hob including gas burner with overhead illuminated extractor, two radiators, wood effect Karndean flooring, TV point, recessed spotlights

Outside
The front garden is low maintenance with gravelled area and shrub borders with off road parking. The beautifully landscaped rear garden is private and sunny with large decked area and lawn, shrub and flower borders

Garage
Brick built single garage with electric up and over door, plumbed for washing machine, power and light, personal door

Other details
Tenure - Freehold
Tax Band - D (£2,299.59 per annum)



The lounge, bedroom one and open plan living space are all connected to Sky Q
There is a water meter
The attic has been partly boarded and is insulated
The property benefits from cavity wall insulation



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

