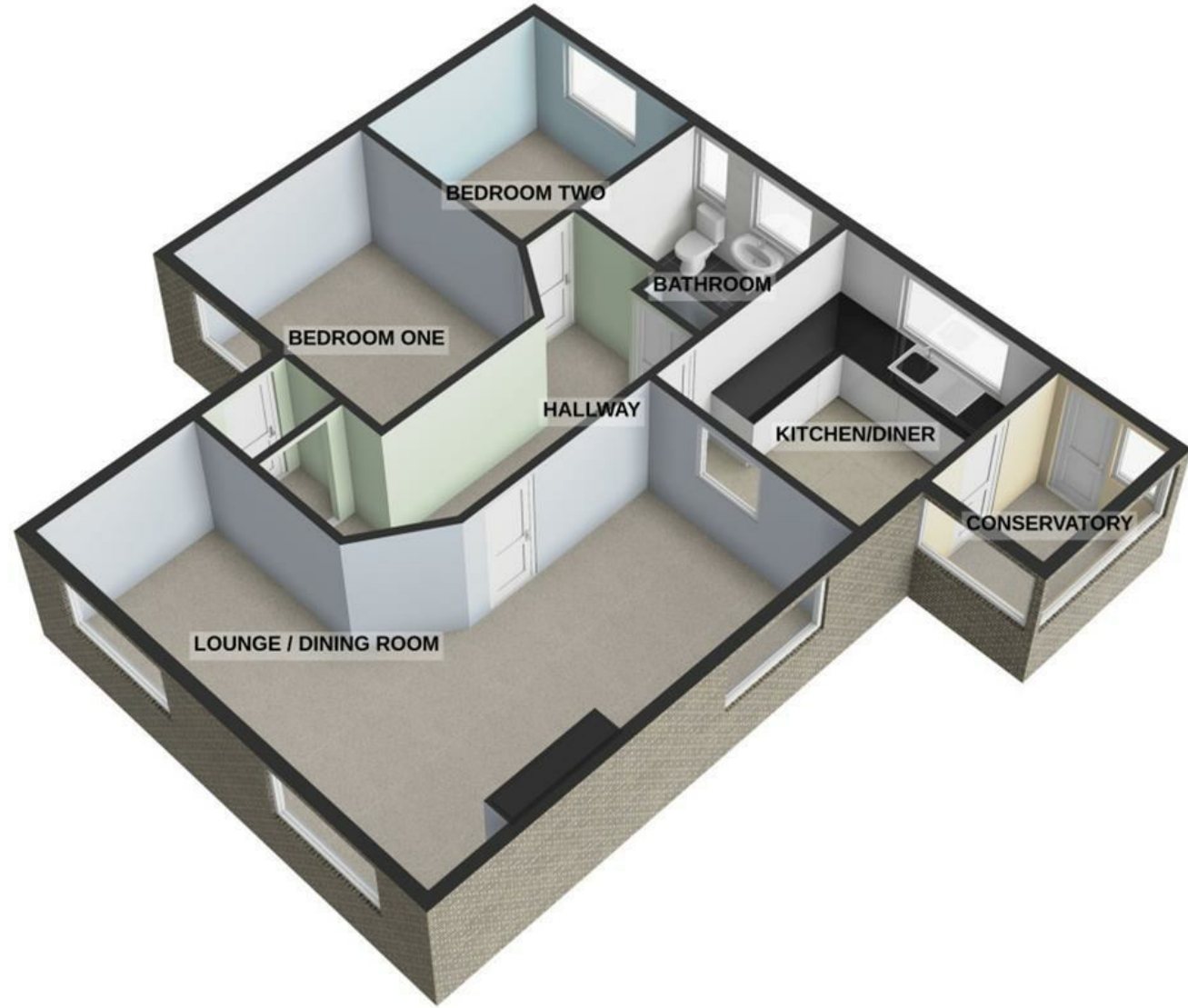


GROUND FLOOR  
83.7 sq.m. (901 sq.ft.) approx.



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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**CLIVE AVENUE, LYTHAM ST. ANNES  
FY8 2RU**

**ASKING PRICE £340,000**

- SPACIOUS DETACHED TRUE BUNGALOW IN QUIET RESIDENTIAL LOCATION - CLOSE TO LOCAL SHOPS & ST ANNES GOLF COURSE
- SUBSTANTIAL SOUTH FACING PRIVATE REAR GARDEN - GARAGE, DRIVEWAY & CAR PORT
- LARGE L-SHAPED OPEN PLAN LOUNGE/DINING ROOM - SMALL CONSERVATORY - KITCHEN - 2 DOUBLE BEDROOMS - BATHROOM
- ENERGY RATING TBC



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

UPVC double glazed door with decorative opaque leaded insert, leads into:

#### Porch

Cupboard housing the consumer unit, gas and electric meters is open to:

#### Hallway

18'0 x 3'10

Radiator, storage cupboards, loft hatch with pull down ladder leading to a part boarded loft space, doors lead to the following rooms:

#### Lounge/Dining Room

21'05 x 20'11 to the widest point

Three UPVC double glazed windows allowing plentiful light, small wooden window with opaque inserts that opens to the kitchen, feature fireplace with tiled backdrop and hearth, space for dining table and chairs, space for a small office, three radiators, laminate flooring, television and telephone points.

#### Bedroom One

12'02 x 10'04

UPVC double glazed window to the front, radiator.

#### Bedroom Two

9'11 x 8'05

UPVC double glazed window to the rear, radiator.

#### Bathroom

8'04 x 6'05

Two UPVC double glazed opaque windows to the rear, brand new three piece white suite comprising of: WC, pedestal wash hand basin, bath with glass screen and mains plumbed shower, tiled to splashbacks, radiator, recessed spotlights and wall lights, vinyl flooring.



#### Kitchen

11'01 x 10'11

UPVC double glazed window to the rear and UPVC double glazed door with opaque glass insert to the side leading into the small conservatory, range of white high gloss modern wall and base units with laminate work surfaces, cupboard housing 'Baxi' combi boiler, stainless steel sink and drainer, space for an oven and fridge/freezer, plumbed for washing machine, mosaic tiled splashbacks, space for table and chairs, vinyl flooring.

#### Conservatory

Dwarf brick built conservatory with UPVC double glazed door with glass insert leading to the garden, UPVC double glazed windows, corrugated roof, laminate flooring.

#### Garage

Carport leading to the single brick built garage with wooden double doors, power and lighting.

#### Outside

The front of the property has a tarmac driveway with space for 2-3 vehicles and also has a small block paved area, laid to lawn with shrub and planting borders and secure side fencing.

The substantial south facing sunny and private rear garden has been laid to lawn and has well established shrubs and apple and pear trees. There is a very large patio area perfect for outside dining with plenty of space for table and chairs. New steel fencing to either side of the garden plus a shed.

#### Other Details

Tenure: Freehold

Ground Rent: TBC

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

Energy Rating: TBC



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	