



**ANSON CLOSE, LYTHAM ST. ANNES  
FY8 2SD**

**£450,000**

- TRULY STUNNING 3 BEDROOM DETACHED DORMER BUNGALOW IN SUPERB LOCATION WITH FANTASTIC PANORAMIC VIEWS OVER ST ANNES OLD LINKS GOLF COURSE & CLOSE TO ST ANNES CRICKET CLUB
- BALCONY - SUPERB DINING KITCHEN/FAMILY ROOM - DOWNSTAIRS SHOWER ROOM - LOUNGE - FAMILY BATHROOM - FRONT AND REAR GARDENS - DRIVEWAY & DETACHED GARAGE
- ENERGY RATING - D



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 leads into;

**Hallway**  
Radiator, stairs leading to first floor, under stairs storage cupboard, doors lead to the following rooms;

**Downstairs Shower Room**  
9'8 x 3'0  
UPVC double glazed opaque window to front, three piece white suite comprising of; vanity wash hand basin, WC and shower cubicle with waterfall shower and further attachment, wall mounted heated towel rail, tiled flooring, tiled to splash backs.

**Dining Kitchen/Family Room**  
31'0 x 21'2  
Two UPVC double glazed patio doors to rear, two UPVC windows to side and four 'Velux' windows allowing plentiful light, tiled floor with underfloor heating, radiator, contemporary range of wall and base units with granite work surfaces, integrated appliances include; 'Neff' oven/grill, 'Neff' combination microwave, 'Neff' four ring induction hob with overhead illuminated extractor, stainless steel one and a half bowl sink and drainer, dishwasher, plumbed for washing machine, space for a tumble dryer and American style fridge/freezer, ample space for dining table and sofa's in the family area, TV point, recessed LED spotlights.

**Lounge**  
21'3 x 11'9  
UPVC double glazed bay window to front, feature fireplace housing living flame gas fire, two radiators, TV point.

**Bedroom Two**  
12'10 x 8'9  
UPVC double glazed window to front, radiator, walk in wardrobe, TV point.



**Stairs Lead to First Floor Landing**  
Loft hatch with telescopic ladder leading to the fully insulated and part boarded loft space.

**Balcony**  
UPVC double glazed patio doors leading out to the balcony with glass balustrade, boasting exceptional views over the Old Links Golf Course there are also outside plug sockets, doors lead to the following rooms;

**Bedroom Three**  
13'0 x 8'9  
UPVC double glazed window to rear, built in wardrobes, radiator, TV point, eaves access.

**Bedroom One**  
13'1 x 11'10  
UPVC double glazed window to rear, radiator, fitted wardrobes, TV point.

**Bathroom**  
9'8 x 7'9  
UPVC double glazed opaque window to front, four piece contemporary white suite comprising of; bath, shower cubicle with waterfall shower and further attachment, vanity wash hand basin and WC, airing cupboard, radiator, tiled floor, part tiled walls.

**Outside**  
The front garden is laid to lawn with a block paved driveway to the side providing off road parking for several cars and access to the garage, there is also an electric car charging point and outside plug sockets. The South Westerly facing rear garden is a good size and laid to lawn with flower and shrub borders and a greenhouse. The views over the golf course are stunning. There is a patio area perfect for alfresco dining, outside water tap and secure gates to either side of the property.



**Detached Garage**  
There is a detached brick built single garage with pitched roof, power and light, up and over door and access door.

**Other Details**  
The property is protected by a 'Verisure' alarm system  
Tenure Freehold  
Council Tax Band - E (£2,810.61 per annum)  
Energy Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		63	
(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	