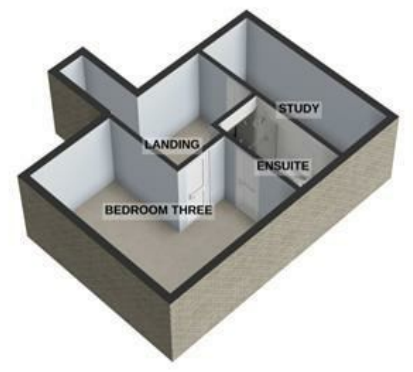


GROUND FLOOR  
93.8 sq.m. (1010 sq.ft.) approx.



FIRST FLOOR  
27.9 sq.m. (300 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 © 2024



LEACH LANE, LYTHAM ST. ANNES  
FY8 3AN

ASKING PRICE £335,000

- BEAUTIFUL 3 BEDROOM DETACHED BUNGALOW IN QUIET RESIDENTIAL LOCATION
- CLOSE TO LOCAL SHOPS, SCHOOLS & BUS ROUTES
- LOUNGE - LARGE CONSERVATORY - BREAKFAST KITCHEN - DOWNSTAIRS WC - STUDY
- GOOD SIZE REAR GARDEN - GARAGE & DRIVEWAY. ENERGY 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**  
UPVC entrance door leads into;

**Entrance Hall**  
Spacious hallway with stairs leading to first floor, meter cupboard, under stairs cloaks/storage cupboard, radiator, doors lead to the following rooms;

**Bedroom Two**  
10'8 x 8'9  
UPVC double glazed walk in bay window to front, radiator, range of fitted wardrobes with matching drawers, dressing table and bedside cabinet, telephone point, wardrobe door leads into;

**En Suite**  
7'11 x 4'7  
UPVC double glazed opaque window to side, three piece white suite comprising of walk in shower, pedestal wash hand basin and WC, radiator, tiled floor, tiled walls, extractor fan.

**Bedroom One**  
12'9 x 10'10  
UPVC double glazed walk in bay window to front, radiator.

**Downstairs WC**  
UPVC double glazed opaque window to side, WC, part tiled walls.

**Breakfast Kitchen**  
16'7 x 8'10  
UPVC double glazed window to rear, UPVC door to side, good range of wall and base unites with laminate work surfaces, integrated appliances include; stainless steel sink and drainer, 5 ring gas hob with overhead illuminated extractor, oven/grill, washing machine, dishwasher, space for fridge freezer, breakfast bar, radiator, laminate tiled effect flooring.



**Lounge**  
17'3 x 10'10  
UPVC double glazed window to rear and sliding doors leading to conservatory, fireplace with wooden surround, marble backdrop and hearth housing living flame gas fire, radiator, TV and telephone points, decorative coving.

**Conservatory**  
17'7 x 10'  
Dwarf brick wall with UPVC double glazed windows and doors, decorative leaded and stained glass top lights, radiator, tiled flooring, polycarbonate roof.

**Stairs lead to the First Floor**  
UPVC double glazed opaque window to side allowing plentiful light, radiator.

**Bedroom Three**  
13'4 x 11'6  
Large Velux sky light with pull down blind, radiator, door leads into;

**En Suite**  
8'7 x 3'3  
Three piece suite comprising of shower cubicle, pedestal wash hand basin and WC, radiator, tiled walls, extractor fan.

**Study**  
13'6 x 4'9  
This room could also be used as a dressing room - Velux sky light, radiator, boiler, eaves storage with light.

**Outside**  
The front garden is laid to gravel with decorative flower beds, the block paved driveway leads to the garage and provides off road parking for 2 cars. The private and spacious rear garden has been beautifully maintained with patio and shrub, tree and



vegetable borders. There is a decked area with brick built barbeque and a green house.

**Garage**  
Brick built garage with up and over door, workshop to the rear with base unit, work surface and sink, power and water, UPVC double glazed window to side.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		40	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	