



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

COUNTY  
Estate Agents



**ST. THOMAS ROAD, LYTHAM ST. ANNES  
FY8 1JR**

**ASKING PRICE £375,000**

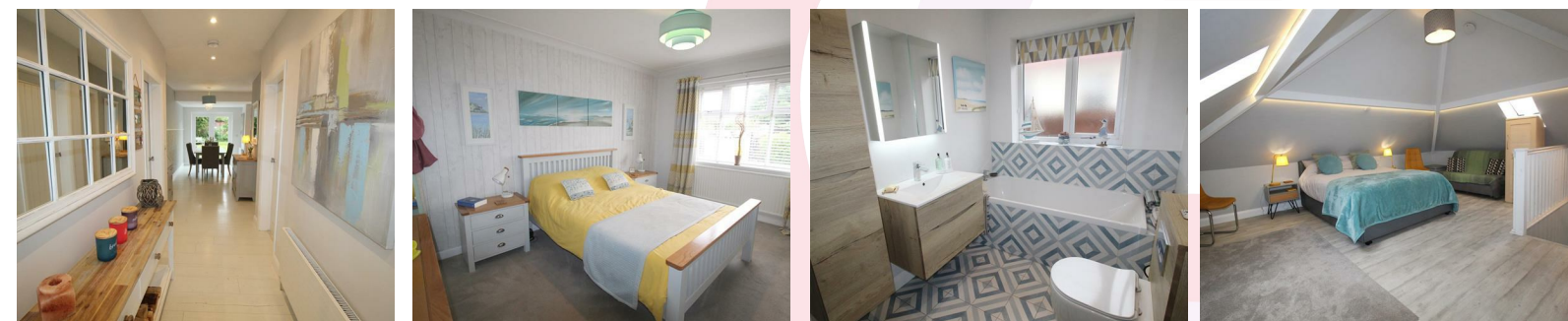
- \*BACK ON THE MARKET AS OF 02/01/2025\* GORGEOUS 2/3 BEDROOM DETACHED DORMER BUNGALOW
- DESIRABLE LOCATION CLOSE TO ROYAL LYTHAM & ST ANNES GOLF CLUB & JUST A SHORT WALK TO ST ANNES SQUARE
- STUNNING INTERIOR WITH OPEN PLAN HALLWAY / DINING KITCHEN - LOUNGE
- CONTEMPORARY BATHROOM - LARGE & PRIVATE REAR GARDEN - LARGE DETACHED GARAGE



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

Brand new UPVC double doors with opaque glass inserts lead into;

### Porch

Tiled flooring, door with opaque glass inserts leads into;

### Entrance Hall

Bright and airy entrance with a 'through view' into the rear garden, meter cupboard, wood effect laminate flooring, radiator, recessed spotlights, leading into;

### Dining area

30'4 x 7'2 (incorporating hallway)  
UPVC double glazed French doors leading out into the rear garden, wood effect laminate flooring, contemporary radiator.

### Kitchen

10'9 x 9'7  
Composite stable door to side, UPVC double glazed window to rear, good range of wall and base units with laminate work surfaces, integrated appliances include; one and half bowl stainless steel sink and drainer, oven/grill, 5 ring gas hob, wine cooler, cupboard housing 'Ideal' boiler, plumbed for washing machine, tiled to splash backs, wood effect laminate flooring, recessed spotlights.

### Bedroom One

14'5 x 10'11  
UPVC double glazed window to front, radiator, TV point.

### Lounge

16'6 x 11'10  
Accessed via door with glass insert allowing plentiful light, UPVC double glazed bay window, two decorative arch leaded opaque windows to either side of the fireplace, feature fireplace with wooden lintel and tiled



hearth housing log burner, contemporary radiator, TV point.

### Bathroom

10'3 x 6'4  
Contemporary bathroom with UPVC double glazed opaque window to side, four piece white suite comprising of; walk in shower cubicle with overhead waterfall shower and further attachment, bath, vanity wash hand basin and WC, tiled flooring, tiled to splash backs, recessed spotlights, extractor fan, wall mounted radiator / towel rail.

### Bedroom Two/Study

12'5 x 10'5  
UPVC double glazed French doors leading into rear garden, stairs lead to first floor, wood effect laminate flooring, contemporary wall mounted radiator.

### Bedroom Three

18'3 x 16'11  
Two 'Velux' skylights to either side and UPVC double glazed window to rear, wood effect laminate flooring, feature lighting and recessed spotlights, eaves storage.

### Outside

The front garden is mainly gravel with a driveway offering ample parking.  
The large and private rear garden is mainly laid to lawn with established tree and shrub borders. There is a patio perfect for table and chairs.

### Garage

There is an extended single brick built garage with double doors.

### Other Details

Tenure - Leasehold (£10 ground rent per annum).  
Tax Band - D (£2,299.59 per annum).  
Energy Rating - D



The property benefits from new UPVC windows throughout.  
There is the potential to extend with plans already approved.

