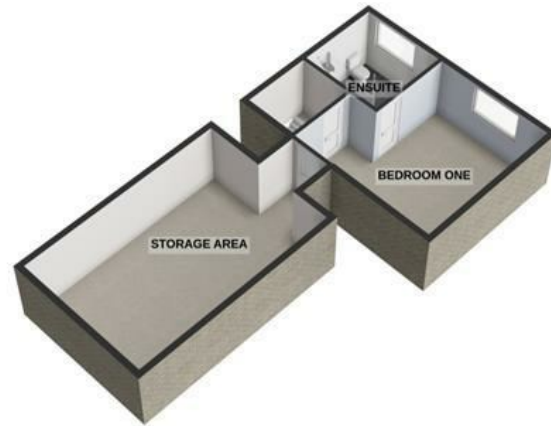


GROUND FLOOR  
115.5 sq.m. (1244 sq.ft.) approx.



FIRST FLOOR  
57.8 sq.m. (622 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

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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### SMITHY LANE, LYTHAM ST. ANNES FY8 3PD

ASKING PRICE £374,500

- \*\*\*\*JUST REDUCED\*\*\*\* BEAUTIFULLY RENOVATED TWO/THREE BEDROOM SEMI DETACHED DORMER BUNGALOW
- TRULY STUNNING THROUGHOUT - HIGHLY CONVENIENT LOCATION CLOSE TO BUS ROUTES & LOCAL SHOPS
- LOUNGE/BEDROOM THREE - OPEN PLAN CONTEMPORARY DINING KITCHEN AND SECOND RECEPTION ROOM
- ENSUITE TO PRINCIPLE BEDROOM - SUNNY AND PRIVATE REAR GARDEN - DRIVEWAY AND GARAGE



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#### Entrance

UPVC entrance door with double glazed opaque windows to either side leads into;

#### Porch

Tiled floor, window to door leads into;

#### Hallway

Bright and welcoming hallway with illuminated feature alcove, grey wood effect laminate flooring, meter cupboard, storage cupboard, large under stairs storage cupboard with light housing boiler, panelling to walls, recessed spotlights, radiator, stairs lead to the first floor, composite door to side leading to driveway, doors lead to the following rooms;

#### Lounge / Bedroom Three

13'10 x 11'11

Large UPVC double glazed bay window to front, fireplace with marble backdrop and hearth housing living flame gas fire, built in cupboard and television unit to either alcove with feature illuminated shelving above, two radiators, television point, coving.

#### Shower Room

7'7 x 5'7

Two double glazed opaque windows to side, three piece white suite comprising of; vanity wash hand basin, walk in shower unit and WC, wall mounted heated towel rail, wall mounted mirrored cabinet, part tiled walls, vinyl flooring, extractor fan.

#### Bedroom Two

11'5 x 11'3

Window to front overlooking entrance porch, radiator.

#### First Floor Landing

Accessed via aforementioned staircase with panelling, Velux skylight, door leads into;



#### Bedroom One

15'4 x 13'5

Bright and spacious bedroom with UPVC double glazed window to front, comprehensive range of fitted wardrobes with matching fitted drawers and bedside cabinets, radiator, eaves access leading to huge storage area which has been boarded with a light, door leads into;

#### En-Suite

8'3 x 7'6

Beautiful and contemporary en-suite UPVC double glazed opaque window to front, three piece white suite comprising of; 'his and hers' vanity wash hand basins, walk in shower unit with inset shelf and WC, wall mounted mirrored cabinet, wall mounted heated towel rail, tiled floor, part tiled walls, recessed spotlights, extractor fan.

#### Open Plan Dining Kitchen and Second Lounge

23'4 x 18'8 - in total

Stunning open plan space which has been cleverly designed for modern day living, UPVC double glazed window to side, UPVC double glazed French doors and two further windows to rear, roof lantern allowing plentiful light, excellent range of wall and base units with 'Quartz' work surfaces, breakfast bar with drawers and storage under, large concealed larder with automatic lighting and wine rack, one and a half bowl sink and drainer, integrated appliances include; two 'Bosch' oven/grills, 'Bosch' microwave, 'Kenwood' dishwasher, 5 ring electric hob with overhead illuminated extractor, washing machine, American style fridge/freezer is included, wood effect laminate flooring, recessed spotlights, two radiators, space for dining table and chairs.

Lounge area measures 14'9 x 9'7 and is beautifully designed with illuminated feature alcoves to either side of the contemporary inset electric fire with living flame



effect, recess for wall mounted television and this wall has been sound proofed, television point, coving.

#### Outside

The front garden is laid to lawn with driveway leading to the garage and outside water tap.

The gorgeous landscaped rear garden is both sunny and private with artificial lawn and a generous assortment of shrub borders in raised planters. There is a patio perfect for table and chairs and two external power points.

#### Garage

Single brick built garage with up and over door, power and light. There is a side door providing access from the rear garden.

#### Other details

Tenure - Freehold

Tax Band - C (£2,044.08 per annum)

Energy Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		62	
(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	