



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



KILGRIMOL GARDENS, LYTHAM ST. ANNES **ASKING PRICE £350,000**
FY8 2RA

- IMMACULATELY PRESENTED SEMI DETACHED DORMER BUNGALOW IN HIGHLY SOUGHT AFTER QUIET RESIDENTIAL AREA LOCATED MINUTES AWAY FROM THE BEACH
- TWO DOUBLE BEDROOMS WITH EN-SUITE AND OFFICE SPACE OFF THE MASTER BEDROOM - OPEN PLAN DINING LOUNGE - CONTEMPORARY DINING KITCHEN - MODERN SHOWER ROOM
- WITHIN CLOSE PROXIMITY OF ST ANNES TOWN CENTRE, TRANSPORT LINKS AND SHOPS
- SOUTH WESTERLY FACING REAR GARDEN - DRIVEWAY & GARAGE - EPC 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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





Entrance
Entrance gained via UPVC door with double glazed leaded and stained glass inserts.

Entrance Porch
3'3 x 3'3
UPVC double glazed opaque window to the side, tiled flooring, timber door with double glazed inserts leading into:

Lounge
15'11 x 15'
Generously sized reception room which is open plan to the adjoining dining room and inner hallway. Large UPVC double glazed leaded window to the front providing plentiful light and views over the front garden, two radiators, two sets of contemporary wall lights, recently laid carpet, television and telephone points, wall mounted contemporary living flame gas fire providing a focal point to the room, cupboard housing the fuse box and electric meter, coving. Step up into;

Dining Room
12'3 x 11'10
Spacious dining area with plentiful space for dining set. UPVC double glazed double opening patio doors providing access to the rear garden with matching full length UPVC double glazed windows to either side, radiator, recently fitted carpet.

Inner Hallway
Turned staircase leading to the first floor, radiator, corniced ceiling, built in double linen store cupboard with further storage space above, wall mounted Hive system, timber doors lead into the dining kitchen and shower room, under stair store cupboard with side light.

Dining Kitchen
13'11 x 10'10
UPVC double glazed leaded window overlooks the rear garden, UPVC double glazed leaded window to the side, good range of wall and base units incorporating glazed display unit and shelving, pull out larder, cupboard providing further storage space, 'Quartz' work surfaces incorporating single sink and drainer, integrated appliances comprise of: 'AEG' electric hob with overhead illuminated extractor hood, 'AEG' electric oven, 'Zanussi' dishwasher, space for American fridge freezer, plumbed for washing machine, UPVC double glazed outer door providing access into the rear garden, radiator with decorative cover, recently laid wood effect vinyl flooring.

Bedroom Two
12'10 x 10'10
Bright and spacious double bedroom. UPVC double glazed leaded window to the front elevation, two radiators, fitted wardrobes, coving.



Shower Room
8'3 x 5'10
UPVC double glazed opaque window to the side, three piece white suite comprises of; large walk in shower enclosure with sliding glazed doors, overhead mains powered shower with further shower attachment. pedestal wash hand basin and WC, wall mounted mirror with strip light incorporating an electric shaver point. wall mounted towel heater, tiled walls, extractor fan, recently laid wood effect vinyl flooring.

First Floor Landing
Timber door leading into;

Bedroom One
13'3 x 11'9
UPVC double glazed leaded window to the front, radiator, television and telephone points, two sets of fitted wardrobes, wooden sliding barn door leading into;

Office
7'7 x 4'9
Multi purpose area which is currently used as an office and could also be used as a walk in wardrobe or as further storage space, Velux window to the rear, two timber doors either side providing access to the eaves where the boiler is located.

En-suite Bathroom
9' x 8'5
Accessed via a timber door off the master bedroom is an en-suite bathroom with a three piece white suite comprising of; roll top bath with centre mixer tap and hand held shower attachment, WC and pedestal wash hand basin with splash back tiling, radiator with decorative cover, Velux window to the side, tile effect flooring.

Outside
To the front is a walled lawned garden with well stocked and maintained curved flower and shrub borders, stone flagged driveway provides good off road parking and leads down the side of the property to the garage, matching pathway leads to the front entrance with external wall mounted coach light, external all weather power point, timber gate gives direct access to the rear garden.

To the immediate rear is a delightful landscaped garden enjoying a private and sunny south westerly facing aspect, stone flagged patio to the rear of the house with circular feature and matching pathways. central lawn with curved flower and shrub borders, additional raised flower beds with trellis and climbing plants, outside lights, rear bin store area behind the garage and outside power point, plentiful space for garden furniture.



Garage
18'9 x 9'1
Brick built garage accessed via an up and over door, double glazed personal door to the side, UPVC double glazed window, power and light, outside water tap to the side, plumbed for a washing machine, space for a tumble dryer and additional fridge/freezer.

Other Details
Tenure: Freehold
Council Tax Band: D (£2,299.59 per annum)

Since taking over the ownership of the property in 2022 the seller has had the following works carried out:

- * Replaced the roof last year (a 10 year guarantee is available which is transferable for a cost of £50.00)
- * Replaced the boiler 18 months ago (a 10 year warranty is available as long as the boiler is serviced yearly)
- * Replaced the kitchen on October 2023
- * Replaced the carpets in July 2023
- * Replaced the garage roof
- * Replaced the flooring in the kitchen and the shower room
- * Converted the space off the master bedroom into an office space
- * Purchased the Freehold which they are waiting on paperwork for
- * Replaced the guttering

