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STATES ROAD, LYTHAM ST. ANNES  
FY8 3NX

OFFERS IN THE REGION  
OF £390,000

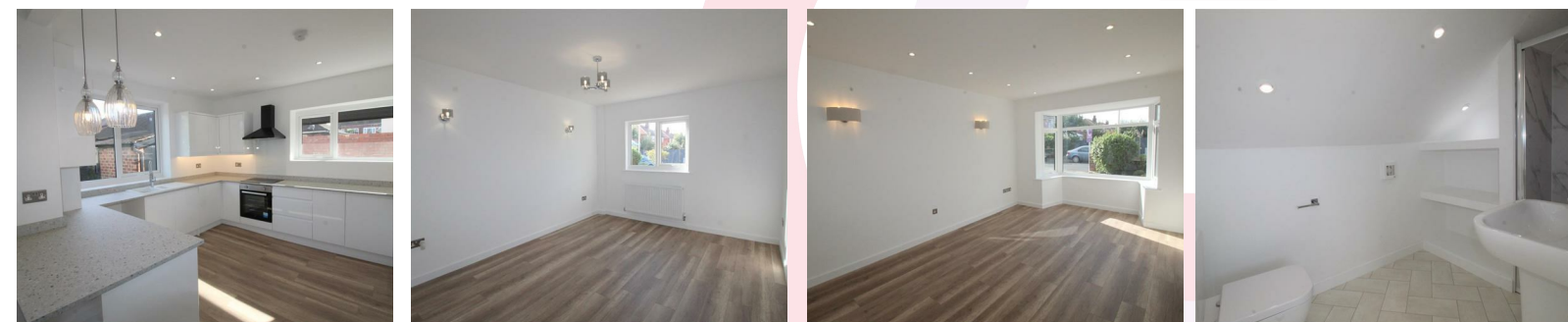
- TRULY STUNNING DETACHED DORMER BUNGALOW - FULLY RENOVATED TO AN EXCEPTIONAL STANDARD WITH GORGEOUS OPEN PLAN MODERN KITCHEN/DINING AREA TO THE REAR
- TWO RECEPTION ROOMS - DOWNSTAIRS SHOWER ROOM - THREE/FOUR BEDROOMS, ONE WITH AN EN-SUITE SHOWER ROOM - CONTEMPORARY FAMILY BATHROOM
- LOCATED WITHIN CLOSE PROXIMITY TO LOCAL SCHOOLS, TRANSPORT LINKS, ST ANNES TOWN CENTRE, ST ANNES SEA FRONT AND LOCAL SHOPS
- PRIVATE SOUTH FACING REAR GARDEN - GARAGE AND DRIVEWAY WITH OFF ROAD PARKING FOR UP TO FOUR CARS



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 double glazed door with opaque glass inserts leads into:

#### Hallway

Wood effect laminate flooring, radiator, stairs leading to first floor, doors lead to the following rooms:

#### Lounge

18'02 x 11'03 into the bay window  
UPVC double glazed bay window to the front, wood effect laminate flooring, double radiator, two wall lights, recessed spotlights.

#### Open Plan Kitchen/Diner

22'11 x 12'03  
Two UPVC double glazed windows (one to the rear and one to the side), UPVC double glazed French doors leading to the rear garden, comprehensive range of modern high gloss white wall and base units with under unit lighting and laminate work surfaces, brand new integrated appliances comprising of: 'Beko' electric oven/grill with glass splash back, 'Beko' four ring electric hob, overhead illuminated extractor fan, 'Beko' dishwasher, fridge and freezer, plumbed for washing machine, composite one and half bowl sink with pull down spray mixer tap, cupboard housing 'Baxi' combi boiler, space for dining table and chairs, double radiator, wood effect laminate flooring, two pendant light fittings, recessed spotlights, door leads into:

#### Inner Hallway

UPVC double glazed opaque windows to the side, wood effect laminate flooring, doors lead to the following rooms:

#### Downstairs Shower Room

7'07 x 5'04 to the widest point  
Three piece white suite comprising of: WC, vanity wash hand basin, shower cubicle with waterfall shower



and further hand held attachment, wall mounted heated towel rail, wall mounted illuminated mirror, composite plastic wall covering, extractor fan, decorative vinyl flooring, recessed spot lights.

#### Second Reception Room/Bedroom

13'11 x 11'03  
UPVC double glazed windows (one to the front and one to the side), double radiator, two wall lights, wood effect laminate flooring.

#### Stairs and Landing

Aforementioned staircase leading to the first floor, large UPVC double glazed window to the side, newly fitted carpet, double radiator, doors lead to the following rooms:

#### Bedroom One

15'06 x 10'09  
Large UPVC double glazed window to the side, two wall mounted bedside lights, double radiator, newly carpeted.

#### Bedroom Three

11'01 x 8'06  
UPVC double glazed window to the side, radiator, newly carpeted.

#### Family Bathroom

7'11 x 4'11  
Three piece white suite comprising of: WC, vanity wash hand basin, bath with mains plumbed shower and glass shower screen, wall mounted heated towel rail, wall mounted illuminated mirror, plastic composite wall covering, extractor fan, recessed spotlights, decorative vinyl flooring.

#### Bedroom Two

12'01 x 10'09  
Large UPVC double glazed window to the side, wall mounted bedside lights, radiator, newly carpeted, door leads to:



#### En-Suite Shower Room

8'10 x 5'03  
Three piece white suite comprising of: WC, pedestal wash hand basin, shower cubicle with mains plumbed shower, composite plastic wall covering, built in shelving, extractor fan, vinyl flooring, wall mounted illuminated mirror, recessed spotlights.

#### Garage

Brick built garage with power, lighting and double opening doors. The garage also has an outbuilding attached, perfect for storage.

#### Outside

The front garden is mainly laid with shingle gravel and is part paved for ease of access down the driveway and has well established tree and planting borders.

The South facing private rear garden is also mainly laid with shingle gravel with well established tree and planting borders.

#### Other Details

The property has been completely renovated and benefits from new windows and doors, wiring, plumbing, gas central heating system, flooring and carpets throughout.

Tenure: Leasehold - There are approximately 935 years left on the lease.

Ground Rent: £13.00 per annum

Council Tax Band - D (£2,299.59 per annum)

Energy Rating TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	