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CROSLAND ROAD NORTH, LYTHAM ST. ANNES ASKING PRICE £240,000  
FY8 3EW

- BRIGHT & SPACIOUS SEMI DETACHED DORMER BUNGALOW IN SOUGHT AFTER QUIET RESIDENTIAL LOCATION
- THREE BEDROOMS WITH EN-SUITE SHOWER ROOM OFF THE MASTER BEDROOM - LOUNGE - THREE PIECE BATHROOM - KITCHEN
- SITUATED CLOSE TO ST ANNES SQUARE, ST ANNES SEA FRONT, LOCAL SHOPS, TRANSPORT LINKS AND MOTORWAY ACCESS
- REAR PORCH - DRIVE & GARAGE - FRONT & REAR GARDENS - EPC RATING: E

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### Entrance

Entrance gained via UPVC door with large double glazed opaque inserts to the side.

### Entrance Vestibule

Tiled flooring, cupboard housing the fuse box and meters, door leading into;

### Hallway

Radiator, telephone point, doors leading into the following rooms;

### Store Cupboard

6' x 2'7

Wall mounted coat hooks, shelving, plentiful storage space.

### Bedroom Three

9'1 x 8'8

UPVC double glazed window to front, radiator, laminate flooring.

### Bedroom One

12'1 x 11'4 at widest point

Large UPVC double glazed window to the front, large radiator, large fitted wardrobes, telephone point.

### Bathroom

7'8 x 5'5

Large double glazed opaque window to the side, three piece suite comprises; bath with overhead mains powered shower, pedestal wash hand basin and WC, radiator, fully tiled walls, wall mounted mirror fronted cabinet, grey wood effect vinyl flooring, inbuilt cupboard housing 'Alpha' combi boiler which also provides storage space,

### Lounge

15'5 x 11'5 at widest point

Large UPVC double glazed walk in bay window to the rear, large radiator, telephone and television points,



wooden fireplace with marble backdrop housing living flame gas fire, decorative coving, door leading to staircase providing access into;

### Bedroom Two

11' x 8'8

UPVC double glazed window to the side, radiator, telephone point, wooden panel providing access into the eaves which provides plentiful storage space, door leading into;

### En-suite Shower Room

8'2 x 5'6 at widest point

Velux window to the rear, three piece suite comprises of; overhead mains powered shower in cubicle, pedestal wash hand basin and WC, radiator, wall mounted instant hot water tap, wall mounted mirror, part tiled walls, grey wood effect vinyl flooring, dado rail.

### Kitchen

8'10 x 8'7

Large UPVC double glazed window to the side, good range a wall and base units, laminate work surfaces, stainless steel sink and drainer, space for freestanding oven and hob, plumbed for washing machine and dishwasher, radiator, part tiled walls, grey wood effect vinyl flooring, telephone point, door leads into;

### Rear Porch

7' x 3'

Tiled flooring, wall mounted coats hooks, shelving, UPVC door with large double glazed inserts leads into the rear garden.

This room could be converted into a utility room.

### Garage

16'4 x 9'

Accessed via up and over door, the garage has power, light, plentiful storage space and a door leading in from the rear garden.



### Outside

The front is mainly laid with golden gravel and is bordered by shrubs/bushes. To the side is a tarmac driveway providing space for several cars with brick built single garage to the rear. The rear garden is paved for ease of maintenance with tree and shrub borders. There is also an external water tap and gated access.

### Other Details

Council Tax Band: C ( £2,018.00 per annum )

Tenure: Leasehold - There are 940 years left on the lease.

Ground Rent: £15.00 per annum.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	