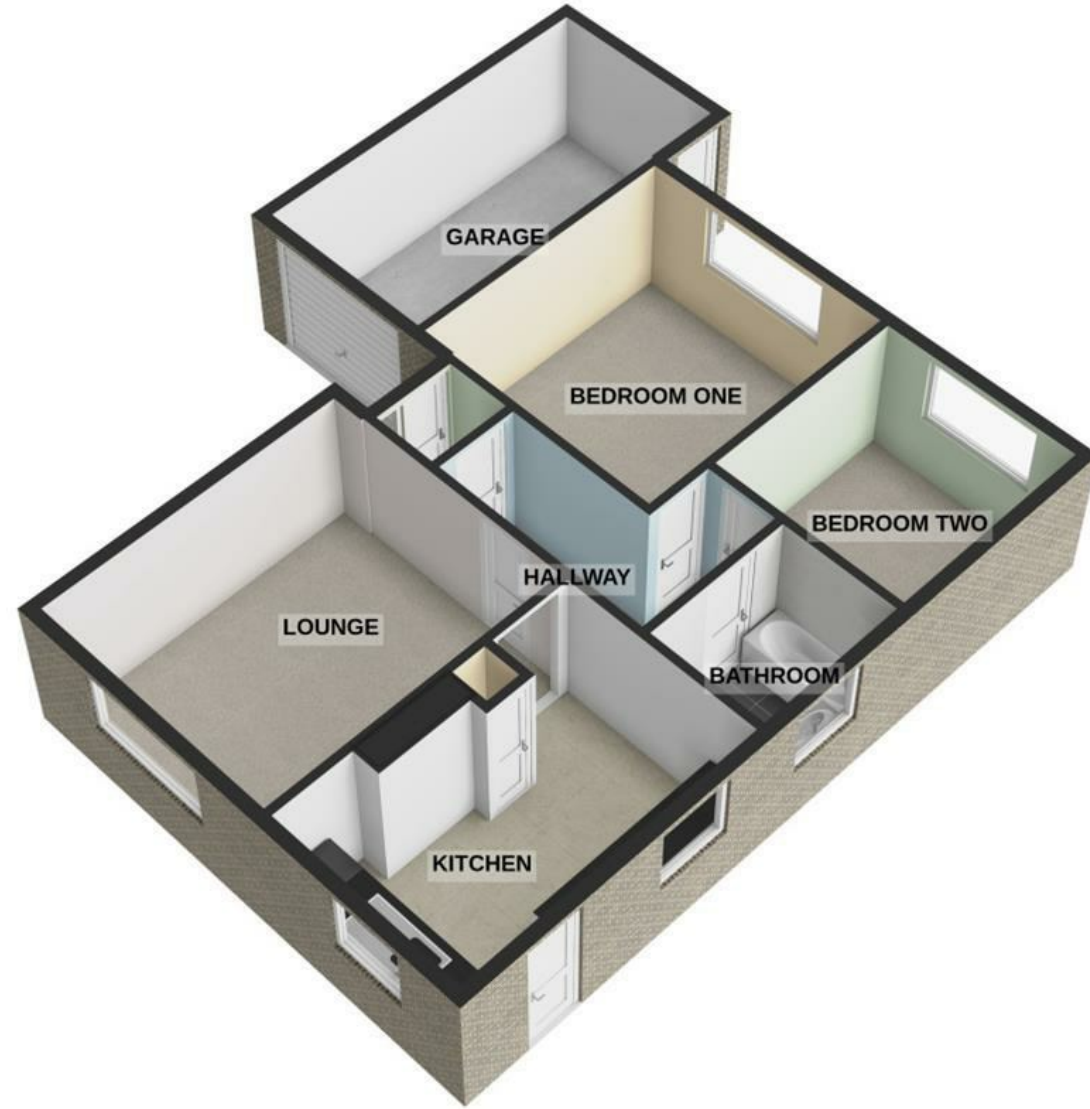


GROUND FLOOR
74.4 sq.m. (801 sq.ft.) approx.



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.
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**LONG ACRE PLACE, LYTHAM ST. ANNES
FY8 4PN**

ASKING PRICE £280,000

- SPACIOUS DETACHED TRUE BUNGALOW OFFERED WITH NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS - GOOD SIZE RECEPTION ROOM - KITCHEN - BATHROOM
- LOCATED IN A HIGHLY SOUGHT AFTER AREA - CLOSE TO LYTHAM SQUARE WITH IT'S ABUNDANCE OF SHOPS, RESTAURANTS AND CAFES
- GARAGE AND DRIVEWAY WITH OFF ROAD PARKING - FRONT AND REAR GARDENS - ENERGY RATING - E



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

Timber door with opaque glass insert and opaque windows to side leads into;

Hallway

Radiator, telephone point, loft hatch, doors lead to all rooms;

Lounge

13'11 x 11'10

UPVC double glazed window to the front, radiator, television point. living flame gas fire.

Kitchen

13'10 x 9'6 (at widest point)

UPVC double glazed windows to front and side both allowing plentiful light, comprehensive range of wall and base units with laminate work surfaces, free standing oven stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer, overhead illuminated extractor, double radiator, cupboard housing boiler, radiator, wooden door leads to side of property;

Bathroom

6'10 x 5'7

UPVC double glazed opaque window to side, three piece white suite comprising of; bath with overhead electric shower and glass shower screen, pedestal wash hand basin and WC, tiled flooring, radiator, wall mounted mirrored storage cabinet;

Bedroom One

12'11 x 11'11

UPVC double glazed window to rear, radiator, telephone point, skirting boards and coving;

Bedroom Two

8'10 8'1 (to front of wardrobes)

UPVC double glazed window to rear, radiator, range of fitted wardrobes;

Outside

The front is laid to lawn with plants and shrubs, driveway providing off road parking for 1-2 vehicles and access to single brick built garage with up and over door and power and light.

The rear garden is laid to lawn with plant, tree and shrub borders.

Other Details

Tenure - Leasehold

Council Tax Band - D (£2,161.82 per annum)

Energy Rating E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	