



GROUND FLOOR
92.3 sq.m. (993 sq.ft.) approx.



FIRST FLOOR
29.9 sq.m. (322 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



SMITHY LANE, LYTHAM ST. ANNES
FY8 3PG

£320,000

- TASTEFULLY REFURBISHED TWO/THREE BEDROOM SEMI DETACHED DORMER BUNGALOW - BEAUTIFULLY PRESENTED THROUGHOUT
- HIGHLY CONVENIENT LOCATION CLOSE TO LYTHAM ST ANNES HIGH SCHOOL, BUS ROUTES & LOCAL SHOPS
- LOUNGE - DINING ROOM/BEDROOM - MODERN KITCHEN - CONTEMPORARY
- PRIVATE, LOW MAINTENANCE REAR GARDEN - DRIVEWAY AND GARAGE SHOWER ROOM



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 UPVC double glazed window to the side, leads into:

Porch

UPVC double glazed window, tiled flooring, glass roof, wooden glass paneled door leads into:

Hallway

Bright and welcoming entrance with stairs leading to the first floor, two storage cupboards one is housing the solar panel control hub, gas, electric and water meters, double radiator, doors lead to the following rooms:

Lounge

16'0 x 13'02

Large UPVC double glazed bay window to the front allowing plentiful light, contemporary wall mounted electric fire with adjustable display, heat settings and marble surround, two double radiators, television point.

Dining Room

13'07 x 10'11

UPVC double glazed French doors with windows to the side, double radiator, door leads out to:

Conservatory

UPVC double glazed French doors with windows to the side leading out to the rear garden, tiled floor.

Bedroom One

14'0 x 10'10 to the front of the wardrobes

UPVC double glazed window to the side, good range of fitted wardrobes, double radiator.

Bathroom

8'06 x 6'11

UPVC double glazed opaque window to the side, contemporary three piece white suite comprising of:



WC, vanity wash hand basin, double walk in shower with mains plumbed shower, illuminated wall mounted mirror, tiled to splashbacks, double radiator, extractor fan, recessed spotlights.

Kitchen

12'10 x 9'05

UPVC double glazed door with opaque glass inset leading to driveway with further UPVC double glazed window to the side, modern fitting kitchen with a good range of wall and base units with compact laminate in white marble finish, integrated appliances include: 'Lamona' five ring gas hob with black glass splashback and illuminated overhead extractor fan, 'Lamona' combination microwave, 'Lamona' self cleaning oven/grill, 'AEG' washing machine, dryer, 'Lamona' composite one and a half bowl sink and drainer, fridge and freezer, under unit lighting, contemporary vertical radiator, tiled to splashbacks, 'Quick Step' oak finish vinyl flooring.

Stairs and Landing

UPVC double glazed window to the side, door leads into:

Bedroom Two

18'09 x 10'10

UPVC double glazed window to the side, fitted wardrobe, under eaves storage space, storage cupboard, door leading to the loft space which is part boarded and insulated and houses the solar power system and boiler, double radiator, double doors lead into:

WC

5'02 x 4'06

Velux window, two piece white suite comprising of: WC and pedestal wash hand basin, wall mounted light with shaver plug, double radiator.



Garage

Brick built garage with UPVC double doors, UPVC double glazed window, power and light.

Outside

The front of the property is block paved for ease of maintenance and has well established shrub and planting borders that are laid to shingle and wood chippings. There is an outside water tap.

The block paved driveway leads down to the garage and side gate.

The westerly facing rear garden is both sunny and private, mainly paved this garden provides the perfect space for table and chairs/outside dining with attractive shrub and planting borders, both low maintenance and secure. There is also the old coal bucket which is perfect for storage.

Other Details

Tenure: Freehold

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

Energy Rating: D

The property also benefits from a security system, solar panels which generates pay back for the electricity.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	81
England & Wales	EU Directive 2002/91/EC	