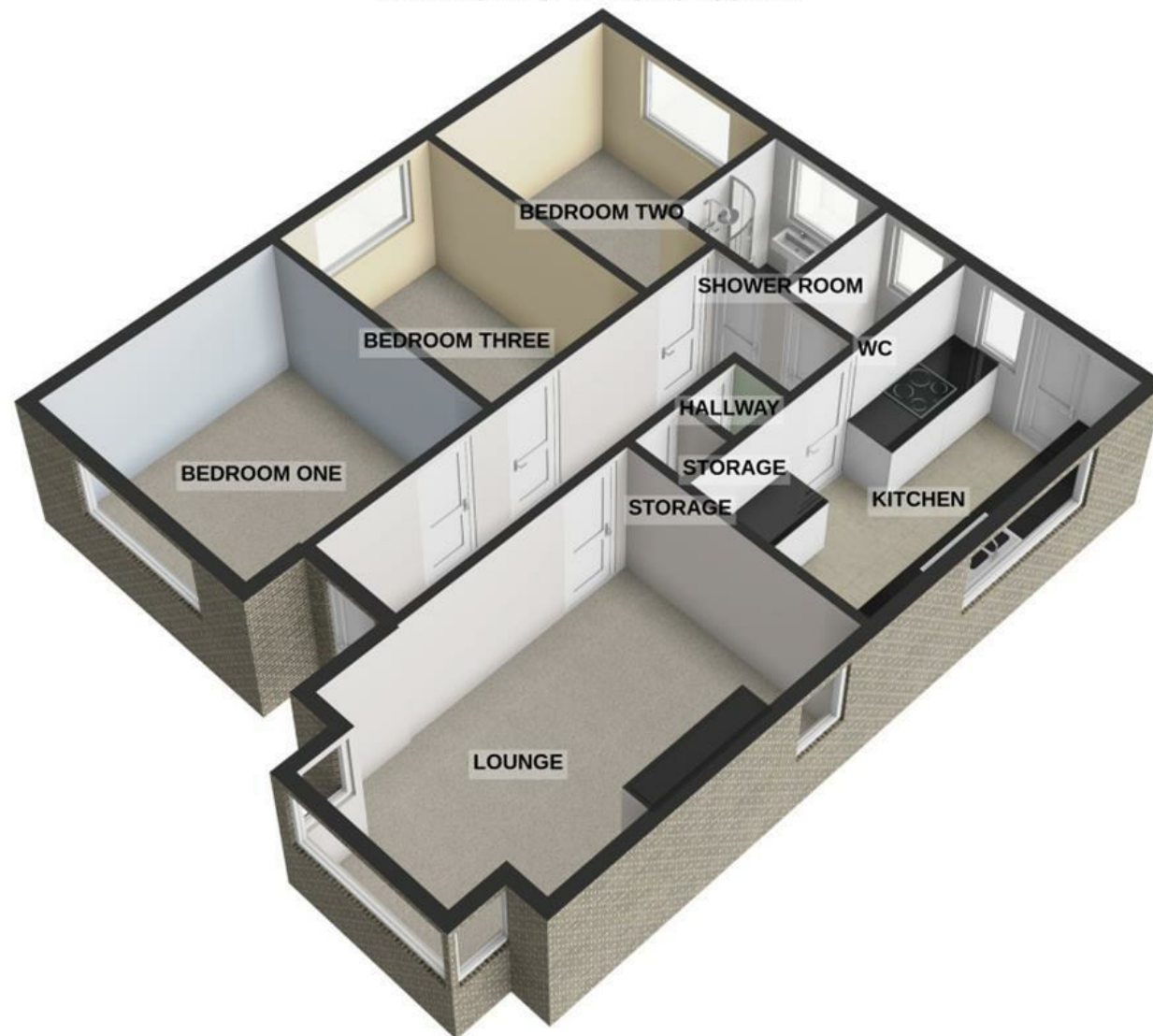


GROUND FLOOR  
69.3 sq.m. (746 sq.ft.) approx.



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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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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BOSTON ROAD, LYTHAM ST. ANNES  
FY8 3PP

ASKING PRICE £264,000

- \*\*\*\*NO CHAIN INVOLVED\*\*\*\*BEAUTIFULLY PRESENTED DETACHED 2/3 BEDROOM TRUE BUNGALOW ON LARGE CORNER PLOT
- NEWLY FITTED KITCHEN - BRAND NEW SHOWER ROOM - SEPARATE WC
- SPACIOUS LOUNGE - BEAUTIFULLY MAINTAINED WRAP AROUND GARDEN
- PRIVATE REAR YARD - DRIVEWAY & GARAGE







**Entrance**  
UPVC entrance door with opaque glass leaded insert leads into;

**Hallway**  
Vinyl flooring meter cupboard, large storage cupboards with hanging space housing 'Worcester' boiler, doors lead to the following rooms;

**Bedroom One**  
11'1 x 8'11  
UPVC double glazed window to front, radiator.

**Lounge**  
12'10 x 10'9  
Spacious lounge with UPVC double glazed bay window to front, two further windows to side allowing plentiful light, fireplace with wooden surround and marble backdrop and hearth housing gas fire, TV point, radiator, coving.

**Bedroom Three**  
10'11 x 7'4  
UPVC double glazed window to side, radiator, wood effect laminate flooring.

**Bedroom Two**  
10'11 x 9'  
UPVC double glazed window to rear, radiator, telephone point.

**Shower Room**  
5'5 x 5'2  
UPVC double glazed opaque window to rear, three piece modern white suite comprising of shower cubicle, pedestal wash hand basin, and WC, fully tiled walls, wall mounted heater, vinyl flooring.

**Separate WC**  
5'1 x 2'5  
UPVC double glazed opaque window to rear, white WC, vinyl flooring.



**Kitchen**  
14'1 x 8'5  
UPVC double glazed widow to side, further UPVC double glazed opaque window to side, UPVC door leading to rear yard, good range of wall and base units with laminate work surfaces, integrated appliances include; one and a half bowl stainless sink and drainer, four ring 'Lamona' 4 ring electric hob with overhead illuminated extractor, 'Lamona' oven/grill, plumbed for washing machine, space for slimline dishwasher, space for fridge, vinyl flooring, splash backs, radiator.

**Outside**  
The property is situated on a generous plot with a large driveway providing ample off road parking. There is a detached garage as well as beautifully maintained front & side gardens which are mainly laid to lawn with mature borders and enclosed with a low wall/hedges. To the rear is a private and low maintenance garden.

**Garage**  
The single brick built garage has an up and over door, power and light.

**Other Details**  
Tenure - Leasehold  
Tax Band - D (£2,299.59 per annum).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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