

GROUND FLOOR
92.4 sq.m. (995 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.



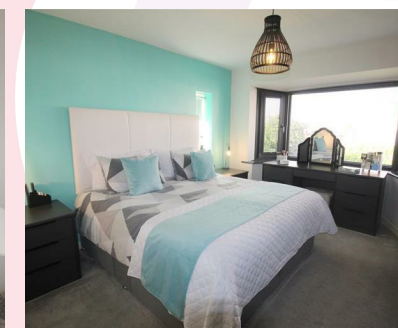
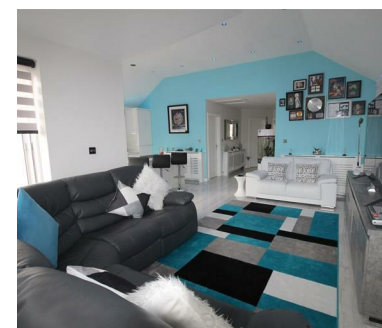
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GRENVILLE AVENUE, LYTHAM ST. ANNES FY8 2RR

ASKING PRICE £389,950

- STUNNING EXTENDED DETACHED TRUE BUNGALOW IN QUIET RESIDENTIAL AREA
- BRIGHT & AIRY OPEN PLAN LOUNGE/KITCHEN/DINING ROOM - CONTEMPORARY BATHROOM - THREE GOOD SIZED BEDROOMS (EN-SUITE TO PRINCIPLE BEDROOM)
- CONVENIENTLY LOCATED FOR LOCAL SHOPS, BEACH, ST ANNES TOWN CENTRE, OLD LINKS GOLF COURSE & MOTORWAY ACCESS
- GORGEOUS SOUTH FACING REAR GARDEN - GARAGE/UTILITY ROOM - DRIVEWAY WITH OFF ROAD PARKING FOR SEVERAL CARS - NO CHAIN





Entrance

Entrance gained via large composite outer door leading into;

Entrance Hallway

UPVC double glazed obscure window to the front, LED spot down lighting, electric consumer unit and electric meter, double panel radiator, loft access hatch with retractable ladder, white oak effect gloss laminate floor. The hallway opens up to;

Open Plan Lounge/Dining Room/Breakfast Kitchen

22'3 x 22'1

The room has been extended to the rear with feature lofted ceilings. The contemporary breakfast kitchen has a range of white high gloss wall and base cupboards and drawers with soft close drawers and doors, feature central island with matching solid marble top and side panels with soft close drawers and breakfast bar seating area, feature solid marble working surfaces that incorporates a single bowl stainless steel sink with four way boiling water tap, integrated appliances comprise of: 'Logik' dishwasher, fridge and freezer, 'Bosch' stainless steel electric multi-function single oven and 'Bosch' four ring halogen hob, extractor fan, variety of internal lighting, three double panel radiators, two feature full height UPVC double glazed picture windows overlooking the rear garden, two sets of UPVC double glazed patio doors which provide access onto a feature composite decked patio area, LED spot down lighting, television point, white oak effect gloss laminate.

Bedroom One

7'8 x 11'7

UPVC double glazed tilt and turn bay window overlooking the front of the property, UPVC opaque double glazed window overlooking the side of the property, double panel radiator, contemporary fitted wardrobes with down lights with matching floor to ceiling shoe rack, matching bedside cabinets and dressing table with mirror and retractable tower with power sockets and USB points, carpet, door leading into;



En-Suite Shower/WC

6'7 x 3'4

The newly installed en-suite shower/WC has a three-piece white suite which comprises of: a step in shower with chrome thermostatic shower valve, a close coupled WC with dual push button flush and soft close seat, a vanity wash hand basin with chrome mixer tap with white gloss cupboard positioned beneath, LED spot down lighting, extractor fan, UPVC opaque double glazed window overlooking the side of the property, wall mounted chrome heated towel rail, white oak effect laminate floor, The en-suite shower/WC room walls have been partially tiled in matching tone tiles, laminate effect vinyl flooring.

Bedroom Two

10'11 x 10'2

UPVC double glazed tilt and turn window with opening light overlooking the front of the property, single panel radiator, carpet.

Bedroom Three

8'8 x 8'5

Large UPVC double glazed tilt and turn window with opening light overlooking the side of the property, single panel radiator, white oak effect gloss laminate floor, free standing wardrobe with frosted glass sliding doors.

Bathroom/WC

8'3 x 6'2

The Bathroom/WC has a three-piece feature white suite which comprises of: freestanding contemporary bath with chrome freestanding mixer tap and shower attachment, close coupled WC with dual push button flush, vanity wash hand basin with chrome mixer tap set upon a grey gloss vanity storage cupboard beneath, two UPVC opaque double glazed windows, one with opening light overlooking the side of the property, LED spot down lighting, wall mounted chrome heated towel rail, ceramic tiled floor.

Garage/Utility Room

16'8 x 8'3

The garage is accessed via the driveway through part



opaque glazed double doors the garage has power and lighting connected, plumbing for a washing machine, UPVC double glazed French doors which provides access to/from the rear garden.

Outside

To the front of the property the garden has been laid to lawn with feature flowerbeds hosting a variety of plants and shrubs. An Indian stone paved driveway provides off-road parking for a number of cars and leads to the single brick built garage. Outside water point. A wooden gate leads through to the rear garden.

The gorgeous rear garden benefits from a southerly facing aspect and has been laid to lawn with feature flowerbeds and borders which host a variety of plants, bushes and trees. There is a feature wrap around grey composite decked patio area providing multiple seating options. A variety of outside lighting. To the side of the property there is a feature Indian stone paved pathway leading to the previously described wooden gate which leads through to the rear garden.

Other Details

Tenure: Freehold

Council Tax Band: D (£2,270.00 per annum)

EPC rating: D

The property benefits from a top of the range 'Nest' heating system

* All windows and the entrance door have recently been replaced *



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC