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7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



## BOSTON ROAD, LYTHAM ST. ANNES FY8 3PS

ASKING PRICE £215,000

- CHAIN FREE - SEMI DETACHED BUNGALOW - SITUATED IN A LOVELY RESIDENTIAL AREA
- CONVENIENTLY LOCATED FOR LOCAL SHOPS, TRANSPORT LINKS, SCHOOLS AND BOTH LYTHAM AND ST ANNES TOWN CENTRES
- TWO DOUBLE BEDROOMS (ONE OF WHICH IS A LOFT CONVERSION) - LOUNGE - BREAKFAST KITCHEN - DINING ROOM - BATHROOM
- FRONT AND REAR GARDENS - DRIVEWAY - ENERGY RATING: TBC







### Entrance

Accessed through a UPVC double glazed door with leaded decorative opaque glass insert and further opaque window to the side, leads into:

### Entrance Hall

11'08 x 10'05

Radiator, telephone point, cupboard housing the electric meter and consumer unit with shelving above, doors lead to the following rooms:

### Lounge

15'11 x 11'05

UPVC double glazed bay window to the front, fireplace housing a living flame gas fire with marble effect surround and hearth, radiator, television point.

### Bedroom One

8'10 x 8'04

Two UPVC double glazed windows, to the front and to the side, radiator.

### Dining Room

13'08 x 9'11

UPVC double glazed window to the rear, stairs leading to the first floor, radiator.

### Bathroom

6'07 x 6'06

UPVC double glazed opaque window to the side, three piece white suite comprising of: WC, pedestal wash hand basin, bath with over head electric shower and glass shower screen, tiled to splashbacks, radiator, vinyl flooring.

### Breakfast Kitchen

9'11 x 8'03

UPVC double glazed window and door with opaque glass insert leading to the rear garden, good range of wall and base units with laminate work surfaces, integrated appliances include: four ring electric hob



with overhead extractor fan, electric oven with grill, fridge and freezer, stainless steel sink with drainer, space for breakfast table and chairs, plumbed for washing machine, tiled to splashbacks, radiator, vinyl flooring.

### Stairs and Landing

Aforementioned staircase, good sized landing space with two points of access into the loft, the loft space is very large and offers the perfect opportunity for conversion into another spacious room, door leads to:

### Bedroom Two

19'0 x 9'07

UPVC double glazed window to the side, access point to the loft space housing the combi boiler, radiator.

### Outside

The front of the property has a tarmac driveway with side access gate and is laid to lawn with shrub and planting borders.

The south facing rear garden is part paved providing ample space for table and chairs, the center of the garden is laid to lawn with a partial planting border and has a shed perfect for garden storage.

### Other Details

The roof space is fully insulated.  
Tenure: Freehold  
Council Tax Band: C (£2,145.13 per annum)  
Energy Rating: TBC



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		
England & Wales		EU Directive 2002/91/EC