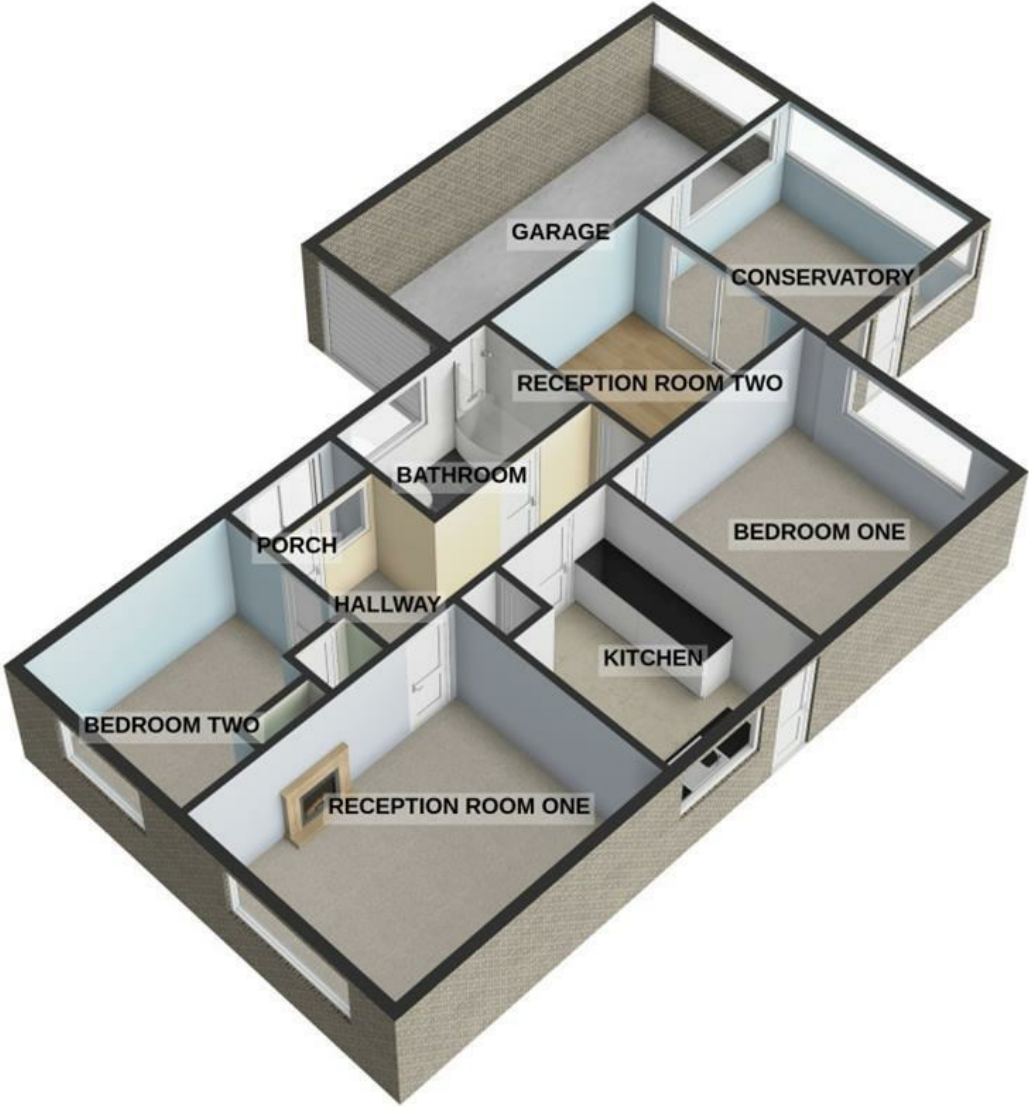


GROUND FLOOR  
106.3 sq.m. (1144 sq.ft.) approx.



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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GREGORY PLACE, LYTHAM ST. ANNES  
FY8 4SB

ASKING PRICE £345,000

- IMMACULATELY PRESENTED DETACHED TRUE BUNGALOW IN QUIET CUL DE SAC LOCATION - NO CHAIN INVOLVED
  - WITHIN WALKING DISTANCE OF LYTHAM TOWN CENTRE, LYTHAM GREEN, LOCAL SHOPS, BARS/RESTAURANTS AND GOOD TRANSPORT LINKS
- TWO BEDROOMS - TWO RECEPTION ROOMS - CONTEMPORARY THREE PIECE BATHROOM - MODERN FITTED KITCHEN - CONSERVATORY
  - SUBSTANTIALLY SIZED PRIVATE REAR GARDEN - DRIVEWAY AND GARAGE - EPC RATING: D

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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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**Entrance**

Entrance gained via UPVC sliding door with double glazed and leaded glass inserts leading into;

**Entrance Porch**

Opaque single glazed window to the side, timber door with opaque single glass inserts leading into;

**Hallway**

Radiator, loft hatch, telephone point, laminate flooring, recessed spotlights, coving, doors leading into the following rooms;

**Bedroom Two**

10'10 x 8'10 at widest point  
Large UPVC double glazed and leaded window to the front, radiator, telephone point, recessed spotlights, coving, cupboard housing 'Alpha' combi boiler.

**Reception Room One**

13'10 x 11'10  
Large UPVC double glazed and leaded bay window to the front, large radiator, decorative wooden fireplace with granite backdrop and hearth, television point, recessed spotlights, coving.

**Bathroom**

8'5 x 5'5  
UPVC double glazed and leaded window to the side, three piece suite comprising of; bath with overhead mains powered shower and further shower attachment, vanity wash hand basin with marble effect top and WC, fully tiled walls, extractor fan, wall mounted heated towel rail, recessed spotlights, tiled flooring.

**Kitchen**

11'10 x 8'10 at widest point  
Large UPVC double glazed window to the side, UPVC door with double glazed opaque glass inserts leading to the rear garden, good range of wall and base units



with under unit lighting, marble effect work surfaces, 'Clearwater' under mount bowl sink, integrated appliances include; 'Belling' induction hob with overhead 'Hotpoint' illuminated extractor hood, 'Belling" electric oven, 'Belling' dishwasher, microwave and fridge freezer, tiled to splash backs, vertical radiator, tiled flooring, recessed spotlights, cupboard providing storage.

**Bedroom One**

11'10 x 11'10  
Large UPVC double glazed window to the rear, large radiator, fitted wardrobe with matching drawers, recessed spotlights, coving.

**Reception Room Two**

8'10 x 8'10  
Radiator, laminate flooring, recessed spotlights, coving, sliding door with double glazed glass inserts leading into;

**Conservatory**

10'1 x 10  
UPVC double glazed windows to the rear and side, UPVC double with double glazed glass inserts, large radiator, television point, UPVC door leading into;

**Garage**

23' x 7'6  
Fuse box, electric and gas meters, shelving, wall and base units, wood effect work surfaces, stainless steel bowl sink and drainer, plumbed for a washing machine, UPVC double glazed opaque windows to the rear and side.

**Outside**

The front garden is laid with plum slate chippings and bordered by shrubs and bushes. There is a concrete driveway to the side leading to a single brick garage with up and over door. The impressively sized rear garden is laid to lawn and bordered by shrubs, bushes



and established trees perfect for outdoor dining, entertaining guests or relaxing in the sunshine, there is also a shed providing storage space for garden tools.

**Other Details**

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

All of the internal doors have been changed.

