



MAYFIELD ROAD, LYTHAM ST. ANNES
FY8 2DN

ASKING PRICE £199,950

- ****SIGNIFICANTLY REDUCED****WELL PRESENTED DETACHED TRUE BUNGALOW IN HIGHLY CONVENIENT LOCATION SITUATED ON A CORNER PLOT - OFFERED WITH NO CHAIN
 - CLOSE TO LOCAL SHOPS, TRANSPORT LINKS, ST ANNES TOWN CENTRE AND SEA FRONT
- TWO BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - KITCHEN - THREE PIECE BATHROOM
 - FRONT, SIDE AND REAR GARDENS - DRIVE AND GARAGE - EPC RATING: D



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 door with double glazed opaque glass inserts leading into;

Hallway
Radiator, cupboard providing plentiful storage space, cupboard housing electric and gas meters, fuse box, loft hatch, coving, doors to the following rooms;

Bedroom Two
8'5 x 8'3
Large UPVC double glazed window to the front, radiator.

Lounge
15'6 x 11'11
Large UPVC double glazed bay window to the front, two UPVC double glazed windows to the side, radiator, wooden fireplace with marble effect backdrop and hearth housing living flame gas fire, television and telephone points, skirting boards, coving.

Bedroom One
13'4 x 12'9
Large UPVC double glazed bay window to the side, radiator, skirting boards.

Bathroom
8'5 x 6'2
UPVC double glazed opaque window to the side, three piece white suite comprising of; bath with overhead mains powered shower, pedestal wash hand basin with freestanding low level units and WC, extractor fan, radiator, wall mounted mirror fronted cabinet, part tiled walls, tile effect vinyl flooring.

Kitchen
10'11 x 9'4
Large UPVC double glazed window to the rear, good range of wall and base units, wood effect laminate work surfaces, one and half stainless steel sink and



drainer, tiled to splash backs, overhead illuminated extractor hood, four ring gas hob, 'Belling' electric double oven, plumbed for a washing machine, space for fridge freezer, ' Glow-Worm' combi boiler, double radiator, tiled effect vinyl flooring, solid timber door leading out to the rear garden.

Garage
16'2 x 8'4
Accessed via a set of wooden doors the garage has a single glazed window the side, timber door leading to and from the rear garden, power and light.

Outside
The front and side gardens are paved bordered by shrubs and hedges for ease of maintenance with tarmacked pathway at the side. The rear garden is paved for ease of maintenance with an external water point, metal gate leading to the driveway and garage, wooden gate leading to the front garden.

Other Details
Tenure: TBC
Council Tax Band: C (£2,122.00 per annum)

