



# MAYFIELD ROAD, LYTHAM ST. ANNES FY8 2DN

• \*\*\*\*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

ASKING PRICE £199,950

- TWO BEDROOMS BRIGHT AND SPACIOUS LOUNGE KITCHEN THREE PIECE BATHROOM
- FRONT, SIDE AND REAR GARDENS DRIVE AND GARAGE EPC RATING: D







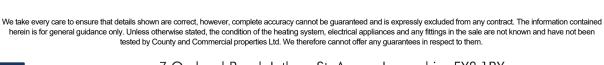






















#### Entrance

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)





