



BUCKLEY GROVE, LYTHAM ST. ANNES  
FY8 3FP

£1,600 PER MONTH

- DECEPTIVELY SPACIOUS AND WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
  - JUST A STONES THROW FROM BOOTH'S SUPERMARKET AND SITUATED CLOSE TO BOTH LYTHAM, AND ST ANNE'S TOWN CENTRES - LOCAL SCHOOLS AND TRANSPORT LINKS
- GREAT SIZED LOUNGE – SPACIOUS DINING KITCHEN – DINING ROOM - DOWNSTAIRS WC – UTILITY ROOM - FAMILY BATHROOM AND EN-SUITE TO THE PRINCIPLE BEDROOM
  - GREAT SIZED REAR GARDEN - GARAGE - OFF STREET PARKING FOR TWO VEHICLES



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**  
UPVC double glazed door with opaque glass inserts, leads into:

**Entrance Hall**  
Radiator, wall mounted Hive thermostat, under stairs storage cupboard, stairs leading to first floor, doors lead to the following rooms:

**WC**  
6'01 x 3'0  
UPVC double glazed opaque window to the front, two piece white suite comprising of: WC, pedestal wash handbasin with tiled splashback, radiator, vinyl flooring.

**Lounge**  
17'02 x 10'10  
UPVC double glazed bay window to the front, two radiators, wall lights, marble effect fireplace with backdrop and hearth housing gas fire, television point, double doors lead into:

**Dining Room**  
10'03 x 9'04  
UPVC double glazed window to the rear, radiator, telephone point, door leads into:

**Dining Kitchen**  
16'06 x 9'03  
UPVC double glazed French doors leading to rear garden, further UPVC double glazed window to the side, television point, two radiators, good range of white high gloss wall and base units with gloss laminate worksurfaces, integrated appliances include: 'Neff' dishwasher, 'Neff' four ring gas hob with overhead extractor fan, 'Neff' oven and grill, stainless steel one and a half bowl sink, space for dining table and chairs, recessed spotlights, vinyl flooring, door leads into:



**Utility Room**  
8'07 x 4'11  
UPVC door with glass insert to the side, radiator, high gloss wall and base unit with laminate worksurface, stainless steel sink with drainer, plumbed for washing machine, space for tumble dryer, extractor fan, water meter.

**Stairs and Landing**  
Aforementioned staircase leading to the first floor, UPVC double glazed window to the front, radiator, loft hatch, cupboard housing water cylinder, doors lead to the following rooms:

**Bedroom Four**  
9'08 x 8'09  
UPVC double glazed window to the rear, radiator, fitted wardrobe.

**Bedroom Three**  
11'0 x 10'03  
UPVC double glazed window to the rear, radiator, fitted wardrobe.

**Bedroom Two**  
12'04 x 8'09  
UPVC double glazed window to the front, radiator, fitted wardrobe.

**Bedroom One**  
14'01 x 11'0  
UPVC double glazed window to the front, radiator, two fitted wardrobes, wall mounted Hive thermostat, telephone point, door leads into:

**Ensuite**  
8'04 x 4'06  
UPVC double glazed opaque window to the side, three-piece white suite comprising of: WC, pedestal wash hand basin, shower cubicle with mains plumbed shower and concertina glass door, wall mounted



heated towel rail, shaver point, part tiled walls, vinyl flooring, extractor fan, recessed spotlights.

**Family Bathroom**  
7'08 x 6'0  
UPVC double glazed opaque window to the side, three-piece white suite comprising of: WC, pedestal wash hand basin, bath with overhead mains plumbed shower and glass shower screen, part tiled walls, wall mounted heated towel rail, extractor fan, shaver point, vinyl flooring, recessed spotlights.

**Garage**  
Single brick built garage with electric door, power and light. There is also access via a UPVC double glazed door with opaque insert to the side.

**Outside**  
The front of the property has parking for two vehicles and is laid to lawn with small shrub and planting borders.

The good sized rear garden has a paved path and patio area with space for table and chairs, mainly laid to lawn with shrub and planting in the corners. There is also an outside water tap.

**Other Details**  
Council Tax Band E (£2,949.55 per annum)  
Energy Rating: C



| 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 |