



# **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 BOOTHS SUPERMARKET AND SITUATED CLOSE TO BOTH LYTHAM,
- 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







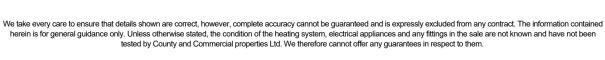














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#### Entrance

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



