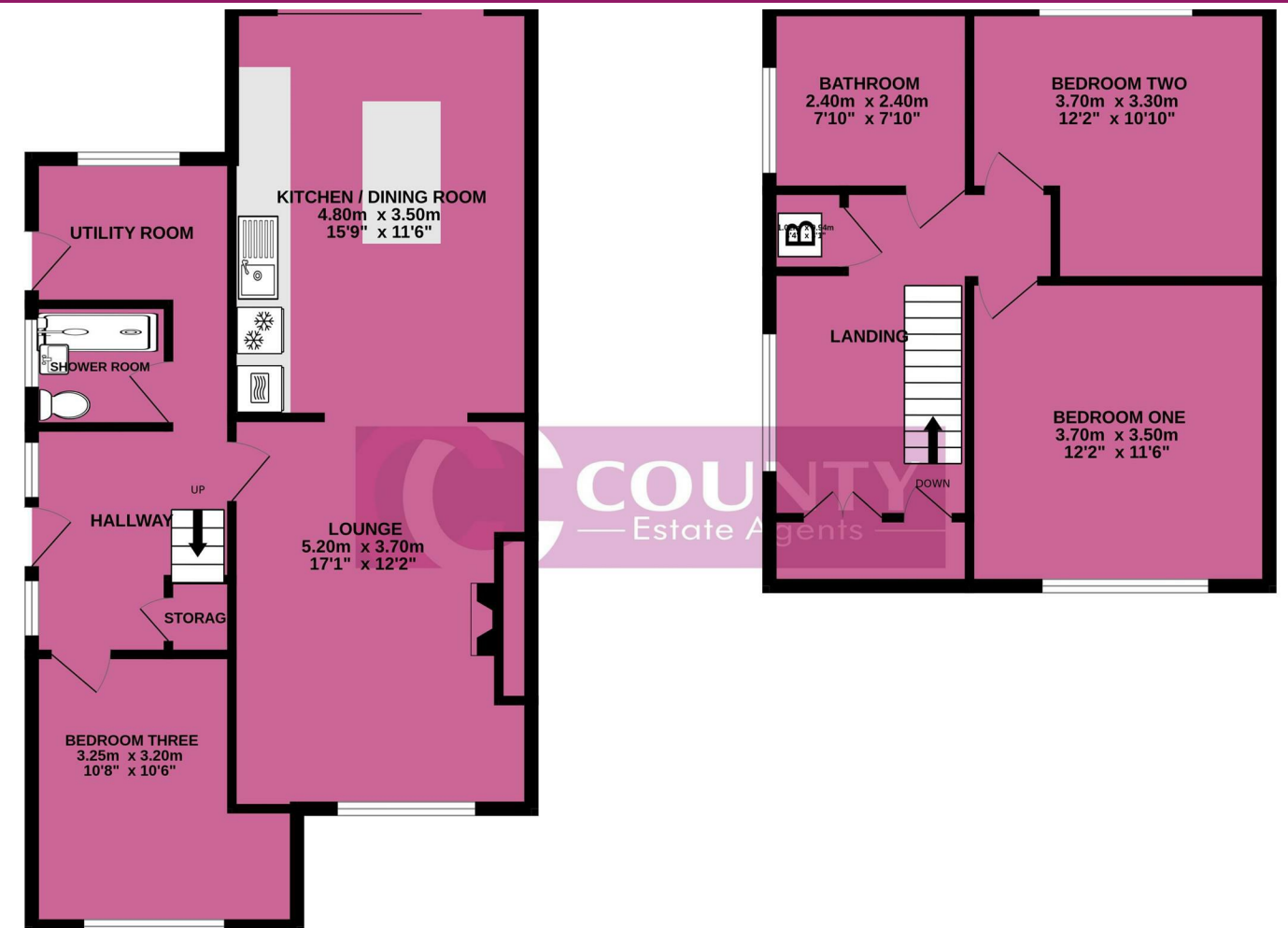


For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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SKIPTON ROAD, LYTHAM ST. ANNES FY8 3PA

ASKING PRICE £319,995

- GORGEOUS THREE BEDROOM SEMI DETACHED DORMER BUNGALOW - REFURBISHED TO AN EXTREMELY HIGH STANDARD
- SITUATED IN A LOVELY RESIDENTIAL AREA - CONVENIENTLY LOCATED FOR TRANSPORT LINKS, LOCAL SCHOOLS AND BOTH LYTHAM AND ST ANNES TOWN CENTRES

- LOUNGE - KITCHEN - UTILITY ROOM - TWO BATHROOMS - GARAGE - PRIVATE WESTERLY FACING GARDEN
- ENERGY RATING: TBC



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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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 