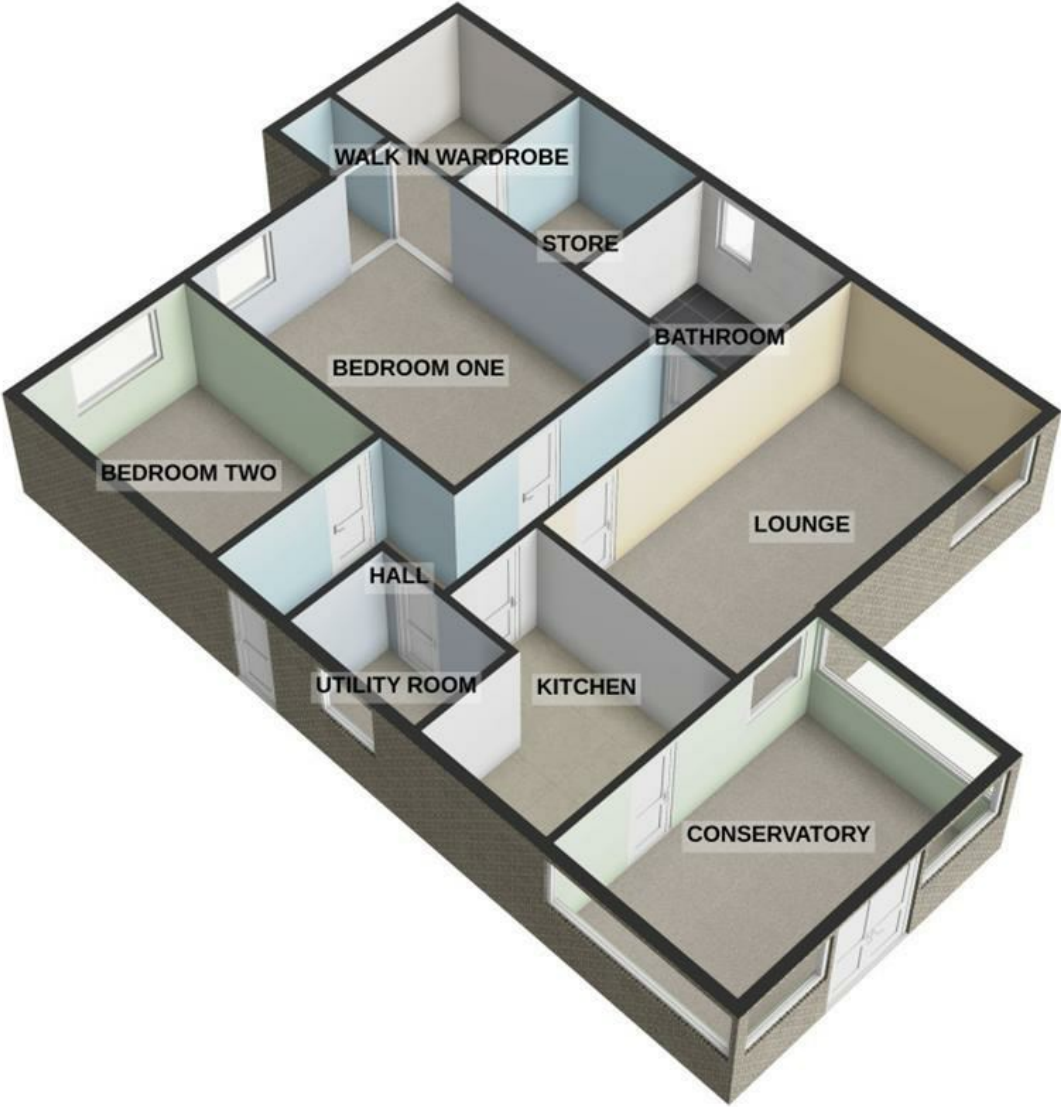


GROUND FLOOR  
106.7 sq.m. (1148 sq.ft.) approx.



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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ANSON CLOSE, LYTHAM ST. ANNES  
FY8 2SD

ASKING PRICE £264,995

- DETACHED TRUE BUNGALOW NESTLED AWAY IN QUIET CUL-DE-SAC IN HIGHLY SOUGHT AFTER LOCATION CLOSE TO ST ANNES OLD LINKS GOLF COURSE & ST ANNES CRICKET CLUB
  - ALSO WITHIN CLOSE PROXIMITY TO LOCAL SHOPS, THE BEACH, ST ANNES TOWN CENTRE AND MOTORWAY ACCESS
- TWO DOUBLE BEDROOMS WITH WALK IN WARDROBE OFF THE PRINCIPLE BEDROOM AND POTENTIAL TO CREATE AN EN-SUITE - BRIGHT & SPACIOUS LOUNGE - MODERN FITTED KITCHEN
  - CONTEMPORARY BATHROOM - UTILITY ROOM - LARGE CONSERVATORY - OFF ROAD PARKING SPACE FOR TWO VEHICLES - EPC RATING: D \* OFFERED WITH NO CHAIN \*



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 composite door leading into;

**Entrance Hallway**  
Loft hatch, radiator, grey wood effect laminate flooring, doors leading to the following rooms;

**Lounge**  
19'2 x 10'9  
Two sets of large UPVC double glazed windows to the rear, two radiators, grey wood effect laminate flooring.

**Kitchen**  
10'8 x 10'3  
Range of wall and base units, laminate work surfaces, one and half stainless steel sink and drainer, integrated appliances include; 'Smeg' four ring gas hob, 'Smeg' electric oven, 'Grundig' dishwasher and fridge freezer, grey wood effect laminate flooring, extractor fan, UPVC double glazed window to the rear, UPVC door with large double glazed inserts to the rear leading into the conservatory.

**Utility Room**  
6'1 x 5'6  
Large UPVC double glazed opaque window to the side, laminate work surfaces, plumbed for a washing machine, space for a tumble dryer, grey wood effect laminate flooring.

**Conservatory**  
15'10 x 9'3  
Large UPVC double glazed windows to the side and rear, set of French doors lead out the rear garden, tiled flooring.

**Bedroom Two**  
12'3 x 8'6  
UPVC double glazed window to the front, radiator, telephone point.



**Bedroom One**  
16'7 x 12'4  
Large UPVC double glazed window to the front, two radiators, doorway leading into;

**Walk In Wardrobe**  
8'3 x 7'1  
Fitted wardrobes with matching drawers, radiator, fuse box, door leading into;

**Store Room**  
7'9 x 7'1  
Vertical radiator, water meter, plentiful space for storage or en-suite shower.

**Bathroom**  
8'2 x 6'11  
Three piece white suite comprising of; bath with overhead mains powered waterfall shower with further handheld attachment, WC and wall mounted wash hand basin and WC, large wall mounted heated towel rail, electric shaver point, extractor fan, recessed spotlights, part tiled walls, tiled flooring, UPVC double glazed opaque window to the side.

**Outside**  
Set on a generous plot with a large rear garden, mainly laid to lawn, featuring two patio areas and attractive aggregate borders. Reclaimed land extends the garden, fully enclosing the driveway with new fencing for added privacy and security. Driveway parking to the side.

**Other Details**  
Tenure: Freehold  
Council Tax Band: D ( £2,413.27 per annum)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC