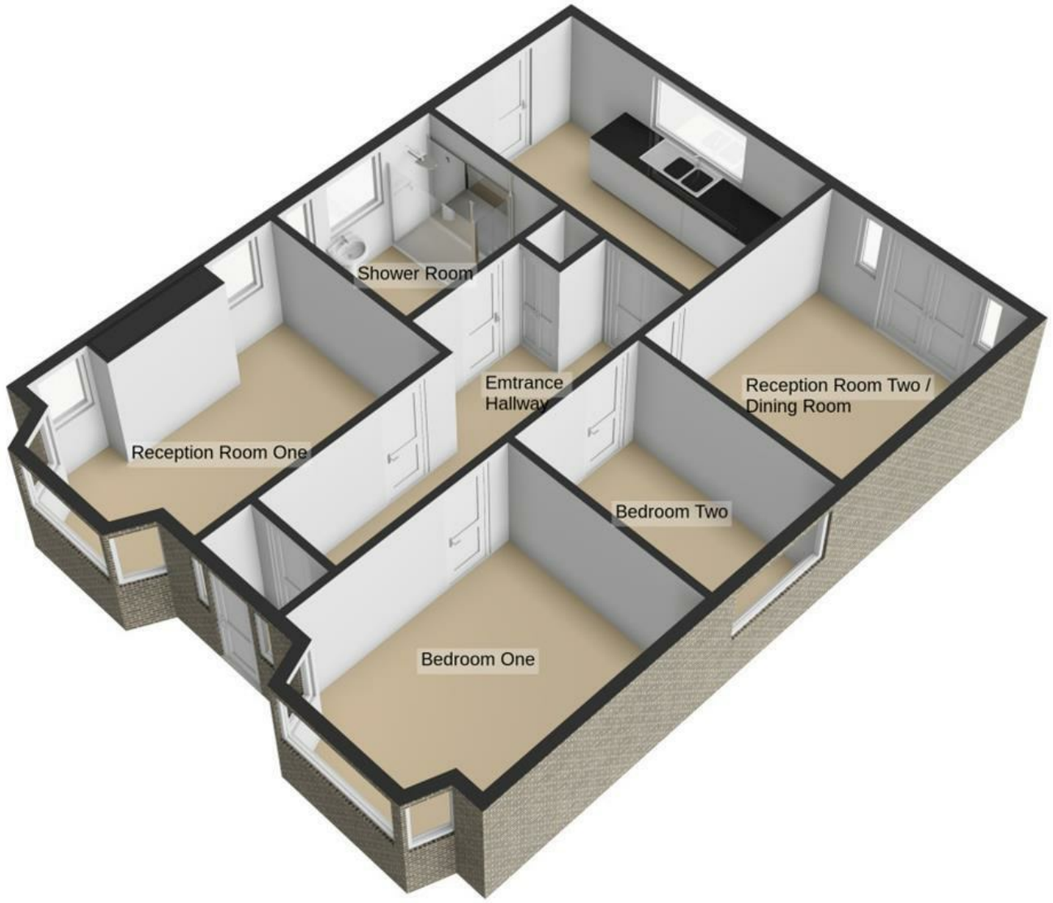
Ground Floor
883 sq.ft. (82.0 sq.m.) approx.



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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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.

The Propert Ombudsman

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Estate Agents

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ASKING PRICE £320,000

- DETACHED TRUE BUNGALOW SET ON LARGE CORNER PLOT IN QUIET AND SOUGHT AFTER RESIDENTIAL AREA WITH POTENTIAL TO BE RENOVATED INTO A BEAUTIFUL HOME - NO CHAIN
- WITHIN CLOSE DISTANCE TO ST ANNES TOWN CENTRE, ST ANNES SEA FRONT, LOCAL SHOPS, MOTORWAY ACCESS AND LINKS GOLF COURSE
- BRIGHT AND AIRY LOUNGE - TWO BEDROOMS - THREE PIECE SHOWER ROOM BREAKFAST KITCHEN - DINING ROOM/SECOND RECEPTION ROOM
- SUBSTANTIALLY SIZED SOUTH FACING REAR GARDEN - GARAGE - CAR PORT - EPC RATING: E

2 1 2 4 1






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Entrance
Entrance gained via solid timber door leading into:

Entrance Vestibule
Tiled floor, door leading into:

Entrance Hallway
Cupboard housing gas and electric meters, radiator, telephone point, large fitted cupboard providing plentiful storage space, coving, doors leading into the following rooms:

Reception Room One
15'6 x 10'9
Large UPVC double glazed walk in bay window to the front with two further UPVC double glazed obscure windows to the side providing an abundance of natural light, wooden fireplace housing electric living flame effect fire with matching shelved units either side, double radiator, television and telephone points, mirrored feature wall, decorative ceiling, coving.

Bedroom One
13'11 x 10'10
Large UPVC double glazed walk in bay window to the front, double radiator, large fitted wardrobe with matching bed side cabinets and chest of drawers, television point, coving.

Bedroom Two
10'10 x 6'9
Large UPVC double glazed window to the side, radiator, coving.

Reception Two/Dining Room
11'10 x 10'10
French doors opening up into the rear garden with UPVC double glazed windows either side, large radiator, wooden fireplace housing electric fire, television point, coving.

Shower Room
8'1 x 7'2
Three piece suite comprising of: overhead mains powered shower within large step in shower cubicle with fold-up seat attached to the wall in the cubicle, pedestal wash hand basin and WC, part cladded walls, part tiled walls, radiator, grey wood effect vinyl flooring, cupboard housing immersion heater, two UPVC double glazed opaque windows to the side, loft hatch.

Kitchen
13'6 x 8'8
Good range of wall and base units, laminate work surfaces, stainless steel bowl sink and double drainer, space for hob, oven, fridge freezer, plumbed for a washing machine and table and chairs, radiator, two fitted cupboards providing plentiful of storage space, 'Main' boiler, part tiled walls, tiled floor, UPVC double glazed window to the rear overlooking the rear garden, solid timber door to the side providing access to the rear.

Garage
25'2 x 10'9
Up and over door, power, light, workshop, single glazed windows and solid timber door to the side.

Outside
The front and side gardens are laid to lawn bordered by shrubs and bushes with wooden gate to the side leading into the rear garden. To the side is a block paved driveway providing off road parking space for multiple vehicles leading to the aforementioned garage and a car port.

The generously sized rear garden is paved for ease of maintenance bordered by shrubs, bushes, raised planters with a variety of mature flowers and established trees, shed providing storage space for garden tools there is also an external water point. To the immediate rear of the property is an elevated patio area perfect for garden furniture and enjoying the sunshine.

Other Details
Tenure: Freehold
Council Tax Band: C

