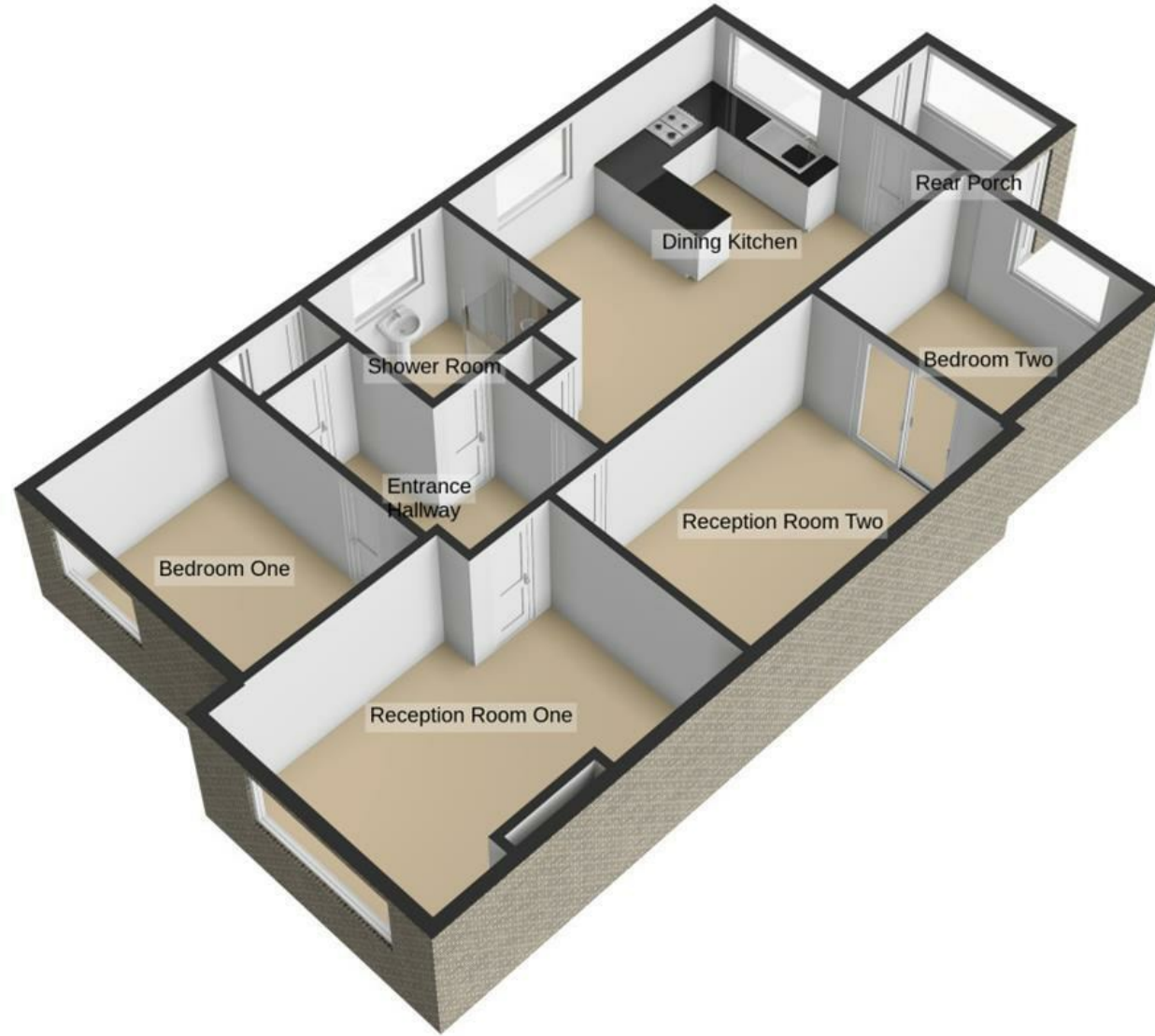


Ground floor  
941 sq.ft. (87.4 sq.m.) approx.



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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**ELSWICK PLACE, LYTHAM ST. ANNES  
FY8 3JY**

**ASKING PRICE £230,000**

- SEMI DETACHED TRUE BUNGALOW IN QUIET CUL-DE-SAC LOCATION WITH POTENTIAL TO BE REFURBISHED INTO A BEAUTIFUL HOME - OFFERED WITH NO CHAIN
- CONVENIENTLY LOCATED CLOSE TO LOCAL SHOPS, BOOTH'S SUPERMARKET, BUS ROUTES AND MOTORWAY ACCESS - SHORT DRIVE FROM ST ANNES TOWN CENTRE AND SEA FRONT
- TWO RECEPTION ROOMS - TWO BEDROOMS - DINING KITCHEN - SHOWER ROOM
- OFF ROAD PARKING FOR SEVERAL VEHICLES - CARPORT - GARAGE - GENEROUSLY SIZED REAR GARDEN



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 UPVC door with double glazed opaque inserts to the side which leads into;

### Entrance Vestibule

Cupboard housing fuse box and meters, tiled flooring, door leading into;

### Entrance Hallway

Loft hatch, radiator, wood effect laminate flooring, cupboard housing 'Vailant' combi boiler which also has space for coats, doors lead into the following rooms;

### Bedroom One

12'2 x 8'10

Large UPVC double glazed window to the front, large radiator, coving.

### Reception Room One

17'3 x 11'10

Large UPVC double glazed window to the front, large double radiator, marble fireplace housing living flame effect gas fire, television and telephone points, coving.

### Shower Room

7'7 x 6'7

Three piece white suite comprising of; overhead mains powered shower in cubicle, vanity wash hand basin and WC, wall mounted heated towel rail, part tiled walls, UPVC double glazed opaque window to the side.

### Reception Room Two

14'7 x 10'10

Large radiator, telephone point, single glazed opaque window to the rear, wooden sliding door with opaque insert which opens up to;

### Bedroom Two

9'9 x 7'7

Large UPVC double glazed window to the rear, large radiator.



### Dining Kitchen

18' x 13'2

Good range of wall and base units, laminate work surfaces, granite one and half bowl sink and drainer, tiled to splash backs, integrated appliances include: 'AEG' four ring gas hob with overhead illuminated extractor hood, 'Belling' electric double oven and 'Neff' dishwasher, space for separate under counter fridge and freezer, double radiator, space for dining table and chairs, wood effect laminate flooring, wall mounted living flame effect gas fire, television point, coving, large UPVC double glazed window to the side and rear, door leading into;

### Rear Porch

6'7 x 3'2

UPVC double glazed windows to the side and rear, UPVC door with double glazed inserts leads out to the rear garden, tiled flooring.

### Garage

27'2 x 9'10

Accessed via an electric up and over door the garage has UPVC double glazed windows to the side and rear, workshop, Belfast sink with taps, plumbed for a washing machine, power and light.

### Outside

Large resin driveway to the front and side providing off road parking for several vehicles bordered by shrubs and bushes. Generously sized rear garden laid with resin and bordered by shrubs and bushes, external water point, UPVC door with double glazed inserts leads into the aforementioned garage, wooden gate leading to carport and driveway.

### Other Details

Tenure: Freehold

Council Tax Band: C (£2,145.13 per annum)

EPC rating: TBC



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	