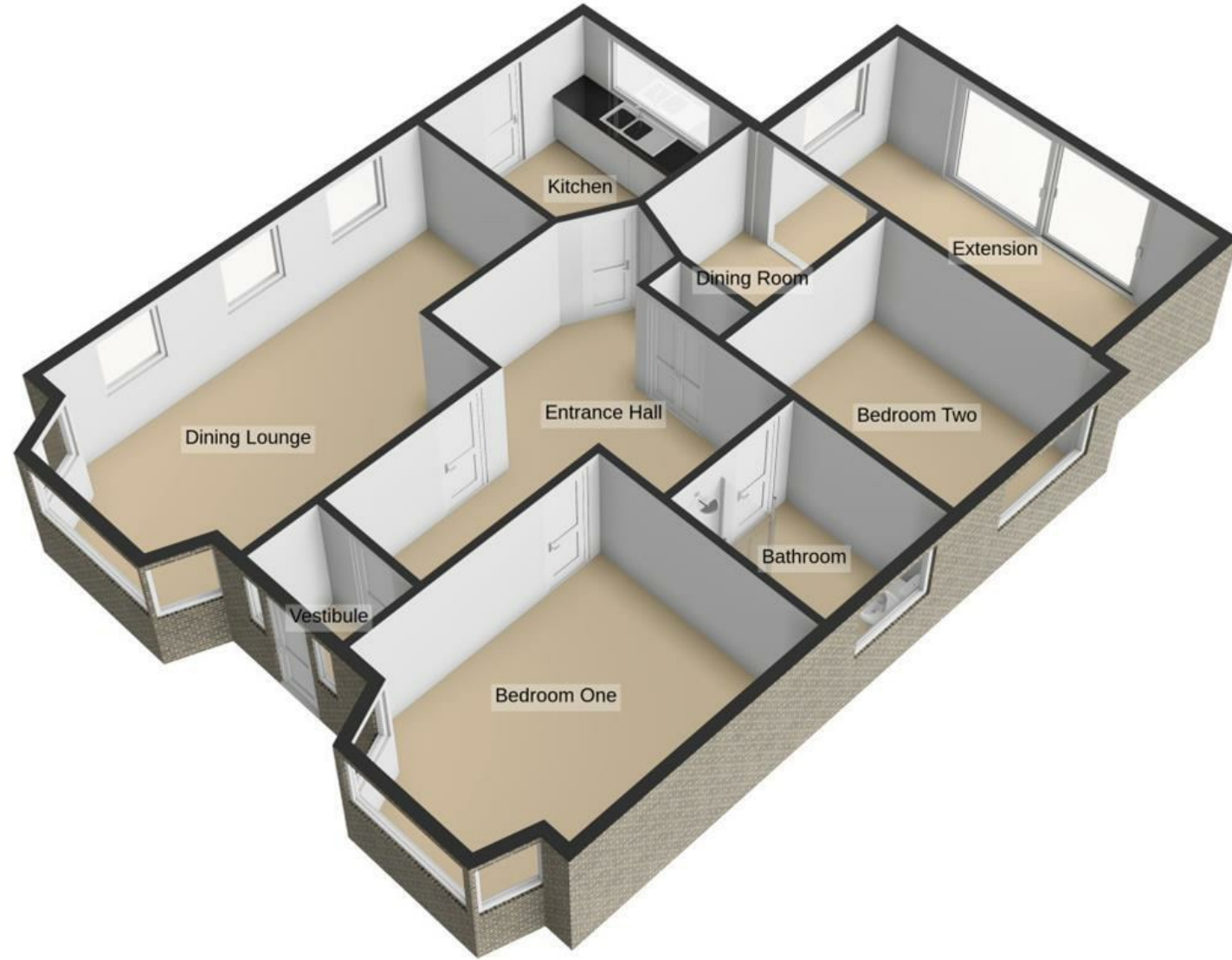


Ground Floor  
1189 sq.ft. (110.5 sq.m.) approx.



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. Made with Metropix © 2026

**SHEPHERD ROAD, LYTHAM ST. ANNES  
FY8 3JB**

**ASKING PRICE £299,950**

- WELL PRESENTED AND EXTENDED DETACHED TRUE BUNGALOW IN SOUGHT AFTER RESIDENTIAL AREA OFFERED WITH NO CHAIN
- CONVENIENTLY LOCATED FOR LOCAL SHOPS, BUS ROUTES, MOTORWAY ACCESS AND A SHORT DRIVE AWAY FROM ST ANNES TOWN CENTRE AND SEA FRONT
- TWO DOUBLE BEDROOMS - BRIGHT AND AIRY DINING LOUNGE - DINING ROOM - BRIGHT AND SPACIOUS EXTENSION - FITTED KITCHEN - FOUR PIECE BATHROOM
- PRIVATE AND ENCLOSED SOUTH FACING REAR GARDEN - DRIVEWAY AND GARAGE WITH ATTACHED OUTBUILDING - EPC 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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#### Entrance

Entrance gained via UPVC door with double glazed opaque inserts which leads into;

#### Entrance Vestibule

Cupboard housing fuse box and meters, door leading into;

#### Entrance Hallway

Spacious hallway which has large radiator, fitted closet with matching cupboards above, telephone point, doors lead into the following rooms;

#### Dining Lounge

23'2 x 12'11

Large UPVC double glazed walk in bay window to the front, three UPVC double glazed windows to the side, two radiators, television point, living flame gas fire.

#### Kitchen

10'10 x 9'9

Good range of wall and base units, laminate work surfaces, one and a half composite bowl sink and drainer, tiled to splash backs, overhead illuminate extractor hood, 'Neff' four ring gas hob and electric oven, plumbed for a washing machine and dishwasher, space for a tumble dryer, 'Eco Main Elite' combi boiler, radiator, large UPVC double glazed window to the rear, UPVC double door with double glazed opaque inserts leads out to the side of the property.

#### Dining Room

9'10 x 7'11

Radiator, loft hatch, archway opens up to;

#### Extension

17'5 x 9'

UPVC sliding door leads out to the rear garden, UPVC double glazed window to the side, two UPVC double glazed windows to the rear, television point.



#### Bedroom Two

11'11 x 11'10

UPVC double glazed window to the rear, large radiator, inbuilt wardrobe with matching cupboard.

#### Bathroom

8'8 x 6'10

Four piece white suite comprising of; overhead mains powered shower within shower cubicle, bath, pedestal wash hand basin and WC, floor mounted heated towel rail, tiled walls, tile effect laminate flooring, large double glazed opaque window to the side.

#### Bedroom One

13'10 x 12'10

Large UPVC double glazed walk in bay window to the front, curved radiator, television point, fitted wardrobe with matching drawers.

#### Garage

15'6 x 11'7

Accessed via up and over door, the garage has power, light, fuse box, UPVC double glazed window to the side and an external water point.

#### Outside

The front garden is laid with stone chippings bordered by shrubs and bushes, to the side is a block paved driveway leading to aforementioned single bricked garage, attached to the garage is an outbuilding providing storage space. The rear garden is laid to lawn bordered by shrubs and bushes perfect for entertaining guests or enjoying the afternoon/evening sun, immediately to the rear of the property is a block paved patio area ideal for placing garden furniture.

#### Other Details

Tenure: Freehold

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	