



ROSEWAY, LYTHAM ST. ANNES
FY8 3LU

ASKING PRICE £365,000

- STUNNING EXTENDED SEMI-DETACHED BUNGALOW IN A SOUGHT-AFTER, PEACEFUL LOCATION
- CLOSE TO BUS ROUTES, LOCAL SHOPS AND ANSDELL MEDICAL CENTRE

- TWO BEDROOMS - SPACIOUS LOUNGE - CONTEMPORARY KITCHEN - DINING AREA - MODERN SHOWER ROOM - EN SUITE - LOFT ROOM
- BEAUTIFULLY LANDSCAPED SUNNY AND PRIVATE REAR GARDEN AND GARAGE



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
Composite entrance door leads into;

Entrance Hall
Stairs lead to the first floor, large storage cupboard housing meters, doors lead to the following rooms:

Bedroom One
11'11 x 9'1
UPVC double glazed window to front, range of fitted wardrobes with matching fitted chest of drawers and bedside cabinets, radiator, recessed LED spotlights.

Bedroom Two
9'6 x 9'1
UPVC double glazed window to front, fitted wardrobes with matching drawers, radiator, recessed LED spotlights, door leads into:

En-Suite
4'3 x 2'9
Two piece white suite comprising of: vanity wash hand basin and WC, cladding to walls and ceiling, tiled floor, extractor fan.

Shower Room
7'8 x 6'6
UPVC double glazed opaque window to side, three piece white suite comprising of: large walk in shower cubicle with waterfall shower and further shower attachment, vanity wash hand basin and WC, wall mounted heated towel rail, wall mounted cabinet, cladding to walls and ceiling, tiled floor, recessed LED spotlights.

Lounge
18'9 x 12'8
Large UPVC double glazed window to rear allowing plentiful light, television point, radiator, recessed LED spotlights, double doors lead into:



Dining Area
9'3 x 8'11
UPVC patio doors lead out into to the rear garden, telephone point, radiator, 'Karndean' flooring, open to:

Kitchen
17'8 x 7'6
UPVC double glazed window to side, comprehensive range of modern wall and base units with Quartz work surfaces, tiled to splashbacks, integrated appliances include: 'Neff' oven and grill, 'Neff' combination oven and microwave, four ring induction hob with contemporary overhead extractor, ceramic sink and drainer with instant hot water tap and filter, fridge, freezer and dishwasher, 'Karndean' flooring, recessed LED spotlights.

Utility
4'8 x 3'10
Housing boiler, plumbed for washing machine.

Loft Room
14'2 x 10'11
Two UPVC double glazed windows to rear, recessed spotlights, eaves storage.

Outside
The property benefits from a beautifully landscaped rear garden, enjoying a sunny, private and low-maintenance setting. A paved seating area provides the perfect space for outdoor dining and entertaining, complemented by an electric awning for added comfort and shade.

The front garden has also been thoughtfully landscaped, creating an attractive approach to the property. To the side, there is useful bin storage, a side access gate and an external water tap.



Garage
18'2 x 10'2
Electric door, UPVC access door to rear garden, power and light.

Other Details
Tenure - Freehold
Council Tax Band - C
Energy 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		
England & Wales		EU Directive 2002/91/EC