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CROSLAND ROAD NORTH, LYTHAM ST. ANNES ASKING PRICE £330,000  
FY8 3EW

- IMMACULATELY PRESENTED SEMI DETACHED DORMER BUNGALOW IN SOUGHT AFTER RESIDENTIAL AREA WITHIN CLOSE DISTANCE TO ST ANNES SQUARE AND SEA FRONT
- THREE/FOUR BEDROOMS WITH EN-SUITE BATHROOM TO THE PRINCIPAL BEDROOM - EN-SUITE WC TO THE SECOND BEDROOM - TWO RECEPTION ROOMS - DINING ROOM - BREAKFAST KITCHEN - CONSERVATORY
- CONVENIENTLY CLOSE TO LOCAL SHOPS AND SCHOOLS, BUS ROUTES AND MOTORWAY ACCESS
- GARAGE - OUTBUILDING - GENEROUSLY SIZED REAR GARDEN - EPC RATING: D



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

UPVC double glazed opaque window to the side, cupboard housing smart meters and fuse box, home alarm system, 'Karndean' flooring, door leading into;

### Entrance Hallway

Radiator, telephone point, 'Karndean' flooring, stairs leading to the first floor landing, doors lead into the following rooms;

### Dining Room/Bedroom Four

12'7 x 11'9

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

### Reception Room One

17'2 x 13'2

Large UPVC double glazed window to the front, large radiator, stone fire place housing Dimplex optimist electric fire, television point, coving.

### Downstairs Shower Room

8'3 x 5'10

Three piece white suite comprising of; overhead shower in large cubicle, pedestal wash hand basin and WC, wall mounted heated towel rail, radiator, tiled walls, 'Karndean' flooring, extractor fan, coving, UPVC double glazed opaque window to the side.

### Reception Room Two

14'3 x 11'2

'Karndean' flooring, telephone point, large radiator, cupboard providing plentiful storage space, coving. The second reception room opens up to;

### Conservatory

12'2 x 9'5

'Karndean' flooring, large radiator, wall mounted electric heater, USB ports, television point, UPVC double glazed window to the side, French doors open up to the rear garden.



### Breakfast Kitchen

13'11 x 10'11

Good range of soft closing wall and base units, laminate work surfaces with incorporated breakfast bar, composite one and half bowl sink and drainer, tiled to splash backs, integrated appliances include: induction hob with overhead illuminated extractor hood, 'CDA' electric double oven and fridge freezer, space/plumbing for dishwasher and washer/dryer, cupboard housing 'Baxi' combi boiler, large radiator, USB charging point, 'Karndean' tiled flooring, recessed spotlights, large UPVC double glazed window to the rear, UPVC double glazed window to the side, UPVC door with double glazed opaque inserts leads out to the rear garden.

### First Floor Landing

Split level landing with doors to the following rooms;

### Bedroom One

12' x 11'4

Large UPVC double glazed window to the front, radiator, good range of matching wardrobes and drawers, television point and bracket, set of doors open up to;

### En-Suite Bathroom

9'4 x 9

Three piece white suite comprising of; large bath with overhead shower complete with wall mounted television, pedestal wash hand basin and WC, 'Karndean' tiled flooring, tiled walls, wall mounted mirror with strip light above, wall mounted heated towel rail, cupboard providing storage space, PVC paneled ceiling with recessed spotlights, large UPVC double glazed opaque window to the front.

### Bedroom Three

11'2 x 9'3

Large UPVC double glazed window to the rear, radiator, wood effect laminate flooring, door leading into;

### Bedroom Two

12'8 x 11'7

Large UPVC double glazed window to the rear, double



radiator, television point, USB charging port, wood effect laminate flooring, door leading to large storage space within the eaves, door leading into;

### En-Suite WC

8' x 6'5

Two piece white suite comprising of WC and pedestal wash hand basin, tiled walls, tiled flooring.

### Garage

20' x 9'2

Accessed via UPVC door, UPVC double glazed windows to the side and rear, power, light, 'Ring' fuse box, stainless steel sink and drainer, with laminate work surfaces and workshop. There is a cable leading from the garage providing power to the shed and garden.

### Outbuilding

4'1 x 3'2

Light, power and plumbing.

### Outside

The front garden is laid to lawn bordered by shrubs and bushes with block paved driveway to the side leading to single bricked garage providing plentiful off road parking. The rear garden is laid to lawn bordered by shrub and hedges, paved patio area to the side ideal for garden furniture, two double external power points, shed. To the immediate rear of the property is a paved patio area also providing further space for garden furniture. The rear garden is a great size and perfect for entertaining guests or enjoying the morning and afternoon sun.

### 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		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC