

GROUND FLOOR  
100.0 sq.m. (1077 sq.ft.) 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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COUNTY  
Estate Agents

St. Annes 01253 711511



FROBISHER DRIVE, LYTHAM ST. ANNES  
FY8 2RG

ASKING PRICE £299,950

- WELL PRESENTED DETACHED TRUE BUNGALOW SITUATED ON A LARGE CORNER PLOT - POTENTIAL TO BE EXTENDED - OFFERED WITH NO CHAIN
- THREE DOUBLE BEDROOMS - BRIGHT & SPACIOUS DINING LOUNGE - KITCHEN - FOUR PIECE BATHROOM
- CONVENIENTLY CLOSE TO LOCAL SHOPS, TRANSPORT LINKS, ST ANNES BEACH AND ST ANNES TOWN CENTRE
- FRONT, SIDE AND REAR GARDENS - GARAGE & DRIVEWAY - 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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com

[www.countyestateagentsltd.com](http://www.countyestateagentsltd.com)

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#### Entrance

Entrance gained via composite outer door leading into;

#### Entrance Vestibule

Large single glazed opaque glass inserts, wall mounted coat hooks, door with decorative inserts leading into;

#### Lounge

17'4 x 12'7

Large UPVC double glazed window to the front, radiator, decorative wooden fireplace with marble backdrop and hearth housing freestanding living flame effect electric fire, television point, set of wall lights, decorative ceiling rose, decorative coving, archway leading into;

#### Dining Room

9'10 x 7'7

Large double glazed window to the front, radiator, telephone point, space for dining table and chairs, decorative ceiling rose, decorative coving, door leading into;

#### Kitchen

9'10 x 9'10

Large UPVC double glazed windows to the side, UPVC door with double glazed opaque glass inserts leading out to the side of the property, good range of wall and base units, wooden work surfaces, one and half bowl sink and drainer with mixer tap, tiled to splash backs, integrated appliances include: 'Diplomat' four ring gas hob with overhead illuminated extractor hood, fridge freezer and 'Diplomat' double oven, plumbed for a washing machine, radiator, cupboard housing 'Worcester' combi boiler. tiled flooring.

#### Inner Hallway

Loft hatch, radiator, doors leading to the following rooms;

#### Bathroom

9'9 x 6'10

UPVC double glazed opaque window to the side, single glazed opaque inner window, four piece white suite comprising of: overhead mains powered shower in curved cubicle, bath with mixer tap, vanity wash hand basin and WC, wall mounted mirror with overhead lighting and attached cupboards, wall mounted towel heater, part tiled walls, tiled flooring.

#### Bedroom Three

12'3 x 8'10

Large UPVC double glazed window to the side, single glazed opaque inner window, radiator, television and telephone points, decorative ceiling rose, coving.

#### Bedroom Two

11'10 x 9'8 to the wardrobes

Large UPVC double glazed window to the rear, single glazed opaque inner window, radiator, fitted wardrobes with matching bedside cabinets, telephone point, ceiling rose, coving.

#### Bedroom One

10'10 x 10'6 at widest point

Large UPVC double glazed window to the rear, single glazed opaque inner window, radiator, fitted wardrobes with overhead matching,drawers and bedside cabinets, telephone point, coving.

#### Garage

17' x 8'2

The garage has power, light and shelving.

#### Outside

To the front is a large area laid with golden gravel bordered by shrubs and bushes. To the side is a block paved driveway leading to a single brick garage with an up and over door, there are also double gates and a water tap. The generously sized rear garden is paved and bordered by shrubs, bushes and

established trees, large summer house, shed.

There is a large gravelled area to the side which could be used to extend the property.

#### 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		82
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC