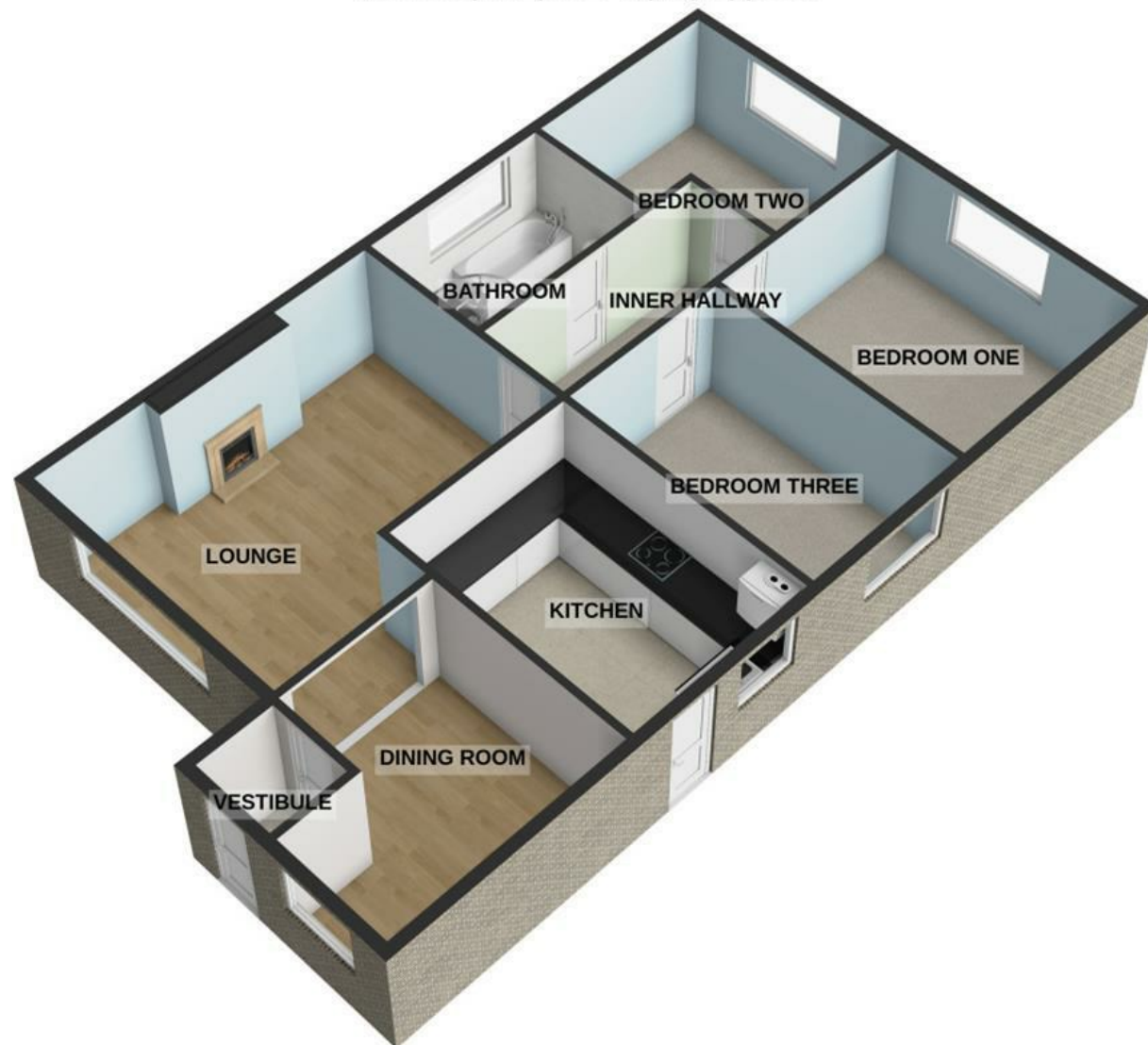


GROUND FLOOR
100.0 sq.m. (1077 sq.ft.) approx.



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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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 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)

