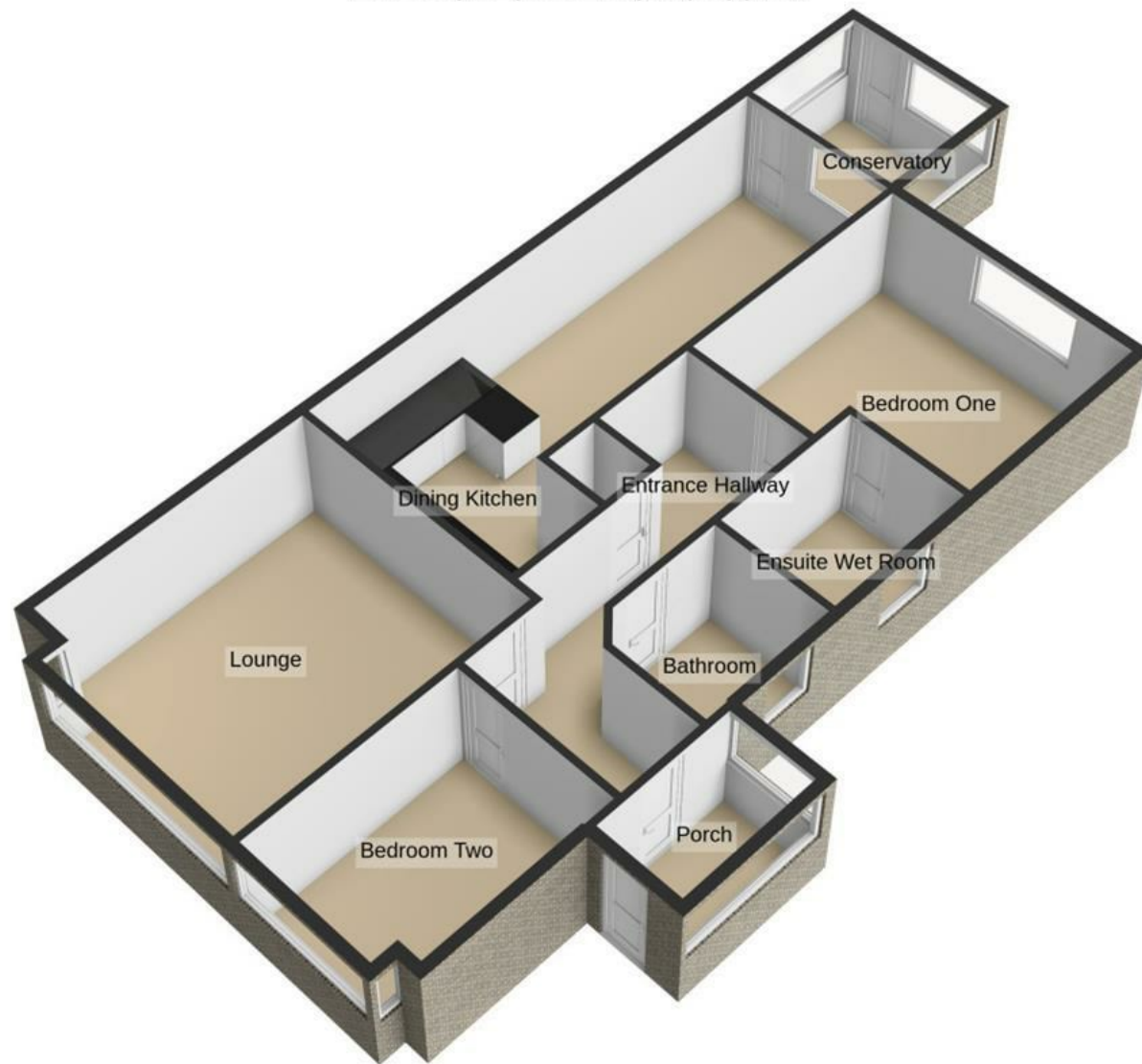


Ground Floor
1174 sq.ft. (109.1 sq.m.) approx.



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.
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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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RIBCHESTER ROAD, LYTHAM ST. ANNES
FY8 4HE

ASKING PRICE £270,000

- IMMACULATELY PRESENTED AND EXTENDED SEMI DETACHED TRUE BUNGALOW ON LARGE CORNER PLOT SET IN QUIET RESIDENTIAL LOCATION OFFERED WITH NO CHAIN
- CONVENIENTLY LOCATED FOR LOCAL SHOPS, YMCA HEALTH AND FITNESS CENTRE, BUS ROUTES, LYTHAM GREEN AND LYTHAM TOWN CENTRE
- TWO BEDROOMS WITH EN-SUITE WET ROOM TO THE PRINCIPAL BEDROOM - BRIGHT AND AIRY LOUNGE - SPACIOUS DINING KITCHEN - THREE PIECE BATHROOM - CONSERVATORY
- GARAGE - AN ABUNDANCE OF OFF ROAD PARKING FOR SEVERAL VEHICLES/MOTOR HOME - GARDENS TO THE FRONT, SIDE AND REAR - EPC RATING: E





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

Entrance Porch
UPVC double glazed and leaded windows to the side and rear, tiled floor, door leading into;

Entrance Hallway
Double radiator, telephone point, cupboard housing fuse box and meters, inbuilt cupboard housing hot water cylinder, loft hatch, wood effect laminate flooring, doors to the following rooms;

Bedroom Two
11'11 x 8'
UPVC double glazed and leaded window to the front, two radiators, television point, wood effect laminate flooring.

Lounge
14'11 x 11'
Large UPVC double glazed and leaded bay window to the front, two radiators, decorative wooden fireplace with slate back drop and hearth housing cast iron gas fire, wood effect laminate flooring, set of wall lights.

Bathroom
6'10 x 5'5
Three piece white suite comprising of; bath with handheld shower attachment, WC and pedestal wash hand basin, wall mounted heated towel rail, tiled floor and walls, wall mounted illuminated mirror, extractor vent, UPVC double glazed opaque and leaded window to the side.

Bedroom One
11'9 x 8'1
UPVC double glazed and leaded window to the rear, large radiator, good range of fitted wardrobes, wood effect laminate flooring, door leading into;



En-Suite Wetroom
7'9 x 5'5
Three piece white suite comprising of; walk in shower, pedestal wash hand basin and WC, wall mounted heated towel rail, wall mounted illuminated mirror, tiled walls, extractor vent, wall mounted 'Baxi' boiler, UPVC double glazed opaque and leaded window to the side.

Dining Kitchen
28'1 x 7'8
Good range of wall and base units, laminate work surfaces, stainless steel one and half sink bowl and drainer, tiled to splash backs, induction hob with overhead illuminated extractor hood and electric double oven, plumbed for a washing machine, space for a fridge freezer, wood effect laminate flooring, recessed spotlights, space for dining table and chairs, large double radiator, large skylight allowing plentiful natural light, sliding door leads into;

Conservatory
6'8 x 5'10
UPVC double glazed windows to the side and rear, UPVC door with double glazed inserts leads out to the rear garden, tiled flooring.

Garage
18'3 x 8'9
Accessed via an up and over door the garage has light, power and windows to the side.

Outside
Situated on a generously sized corner plot allowing enjoyment of the sun all day. The front garden is laid to lawn bordered by shrubs and bushes with paved pathway leading to the entrance to the property. To the side is a further lawned area bordered by shrubs and bushes with separate area laid with stones that leads through to a generously sized paved area providing an abundance of off road parking space for



motor homes or caravans with access to the garage. The private rear garden is paved for ease of maintenance with wooden door leading into the aforementioned garage.

Other Details
Tenure: Leasehold - 999 year lease
Ground rent: £8.40 per annum
Council Tax Band: C (£2,130.70 per annum)

