



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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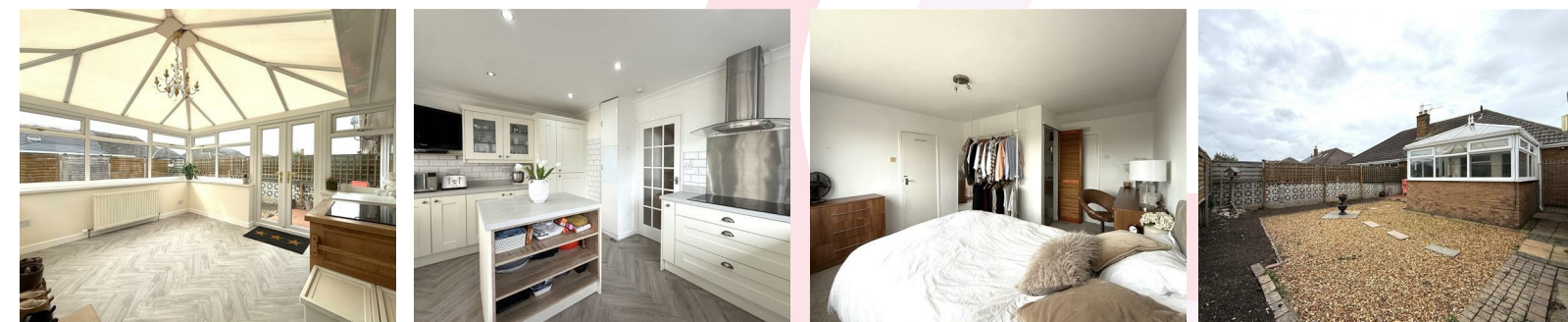
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KILGRIMOL GARDENS, LYTHAM ST. ANNES FY8 2RA

ASKING PRICE £335,000

- BEAUTIFULLY PRESENTED AND LIGHT FILLED SEMI DETACHED DORMER BUNGALOW IN HIGHLY SOUGHT AFTER RESIDENTIAL AREA CLOSE TO THE BEACH
- WELL LOCATED FOR ST ANNES TOWN CENTRE, ST ANNES OLD LINKS GOLF COURSE, TRANSPORT LINKS AND MOTORWAY ACCESS
- THREE BEDROOMS (EN-SUITE WC TO THE FIRST FLOOR BEDROOM) - BRIGHT AND SPACIOUS LOUNGE - CONTEMPORARY FITTED KITCHEN - MODERN SHOWER ROOM - CONSERVATORY
- SUNNY SOUTH WESTERLY FACING REAR GARDEN - GARAGE & DRIVEWAY - EPC RATING: D





Entrance

Entrance gained via UPVC door with double glazed opaque glass inserts leading into:

Porch

UPVC double glazed opaque window to side, tiled flooring, door with glazed insert leading into;

Hallway

High gloss wood effect laminate flooring, cupboard housing consumer unit and meters, large radiator, telephone point, built in cupboard with display shelving with under lighting above, cloak cupboard, coving, staircase leading to the first floor, doors leading to the following rooms;

Bedroom One

12'10 x 10'11

Large UPVC double glazed window to front allowing plentiful light, radiator, coving.

Bedroom Two

11'11 x 10'7

Large UPVC double glazed window to front allowing plentiful light, radiator, coving

Lounge

16'5 x 11'10

Large UPVC double glazed window to rear overlooking the rear garden and allowing plentiful light, high gloss wood effect laminate flooring, granite fireplace housing living flame effect electric fire, radiator, television point, coving.

Shower Room

8'3 x 5'9

Three piece contemporary white suite comprising of: large walk in shower cubicle with overhead mains powered shower, vanity wash hand basin and WC, tiled flooring, fully tiled walls, chrome wall mounted towel heater, recessed LED spotlights, extractor fan, UPVC double glazed opaque window to side.



Kitchen

13'11 x 10'10

Comprehensive range of fitted wall and base units, laminate work surfaces, tiled to splash backs, stainless steel sink bowl and drainer, integrated appliances include: 'Bosch' electric double oven, five ring electric hob with overhead extractor hood, fridge freezer, dishwasher and washing machine, large fitted storage cupboard, central island with further storage and shelving, grey wood effect flooring, radiator, recessed LED spotlights, coving, Large UPVC double glazed window to side, door leading into;

Conservatory

12'1 x 11'11

Brick base built conservatory with UPVC double glazed windows to both sides and rear, radiator, anti glare roofing, grey wood effect vinyl flooring, UPVC door to the side, UPVC double glazed French doors leading to the rear garden.

First Floor Landing

Aforementioned staircase leading to the first floor, door leading into;

Bedroom Three

13'9 x 11'9

UPVC double glazed window to front, radiator, door leading to large storage area within the eaves which could also be utilized to create an en-suite shower room if desired, door leading into;

En-Suite WC

6'6 x 3'3

Two piece white suite comprising of: WC and pedestal wash hand basin, part tiled walls, extractor fan, UPVC double glazed opaque window to the side.

Garage

Single brick built garage with up and over door, UPVC double glazed window to side.



Outside

The front garden is laid to lawn bordered by shrubs and brick built planters containing a variety of mature plants, tarmac driveway to the side providing off road parking for several vehicles and access to the aforementioned garage. South Westerly facing sunny rear garden which is laid with garden gravel, paved patio area ideal for garden furniture, large shed providing storage space for garden tools and furniture, gate providing access to the driveway and garage.

Other Details

Tenure: Leasehold

Ground Rent: £15.00 per annum

Number of years left on the lease: 936

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC