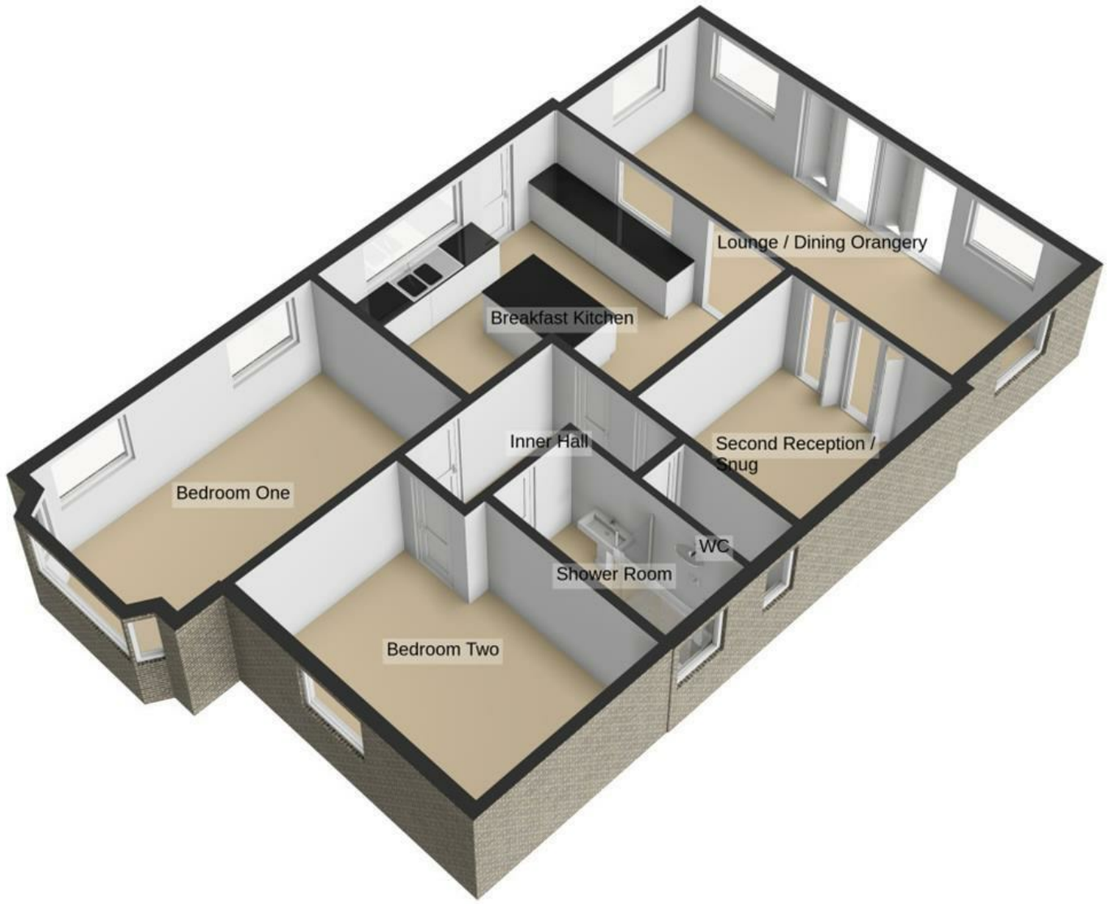
Ground Floor
1073 sq.ft. (99.7 sq.m.) approx.



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.

The Propert Ombudsman

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COUNTY Estate Agents
St. Annes 01253 711511

EDWINSTOWE ROAD, LYTHAM ST. ANNES FY8 4BQ

ASKING PRICE £325,000

- GORGEOUS 2 BEDROOM DETACHED TRUE BUNGALOW - MODERN THROUGHOUT WITH STUNNING ORANGERY
- LOUNGE - FITTED BREAKFAST KITCHEN - 2 DOUBLE BEDROOMS - SECOND RECEPTION ROOM / SNUG
- PEACEFUL YET HIGHLY CONVENIENT LOCATION CLOSE TO BUS ROUTES & LOCAL SHOPS
- MODERN SHOWER ROOM & SEPARATE WC - SOUTH FACING GARDEN AND SUMMER HOUSE - DRIVEWAY - EPC RATING D

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Entrance
UPVC side entrance door leads into;

Breakfast Kitchen
16'2 x 15'7
Fully fitted modern breakfast-kitchen with excellent selection of wall and base units with walnut wood block work surfaces. stainless steel sink and drainer with chrome mixer tap, central granite topped island unit with matching cupboards and drawers, matching walnut chopping block, integrated Belling appliances comprise of: electric oven, four ring induction hob, overhead illuminated extractor, Kenwood dishwasher, integrated fridge and freezer, concealed 'Ideal' combi boiler, plumbed for washing machine and tumble dryer. part tiled walls, Acacia wood strip floor., UPVC double glazed window to side, door to side, internal double glazed window overlooking the side driveway, matching outer door, internal double glazed window with side opening light looks through onto the full width dining orangery, radiator, ceiling halogen downlights and speakers, hardwood glazed internal door gives access to the inner hall, square arch gives access to:

Lounge / Dining-Orangery
26'8 x 10'4
Stunning full width extension with pitched glazed roof (self cleaning), with remote controlled roof light, UPVC Double glazed tilt & turn windows with central bi-folding doors overlooking and giving access to the south facing rear garden, tiled floor, radiator, halogen downlighting. TV point, Internal bi-folding doors lead to the second lounge / Bedroom Three

Second Reception Room / Snug
10'9 x 10'4
Beautifully appointed second reception room with bi-folding doors leading to the rear orangery extension, contemporary wall mounted radiator, corniced ceiling with speaker, hive wall mounted central heating control panel.

Inner Hall
9'3" x 7'6" max measurements
Modern internal doors to further rooms, access to the loft via a folding ladder. The loft is part boarded and there is power and light.

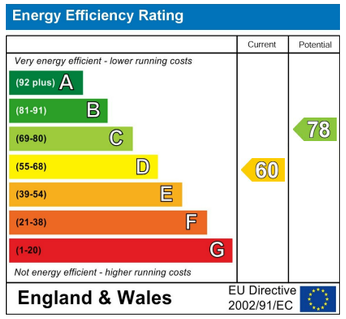
Separate WC
7'4 x 2'7
White modern two piece suite comprising of wash hand basin and WC, radiator. UPVC double glazed opaque window to side, tiled floor

Bedroom One
18'6 x 10'10
Bright and spacious double bedroom, UPVC curved double glazed bay window to the front, two UPVC double glazed windows to the side, curved radiator, corniced ceiling with two speakers, TV point

Bedroom Two
13'1 x 11'1
UPVC double glazed window to front, wall mounted contemporary radiator, extensive range of fitted wardrobes with three mirror fronted doors and open shoe shelving., two ceiling speakers, Illuminated wall mirror.

Shower Room
10'8 x 5'3
UPVC double glazed opaque window to side, modern white three piece white suite comprising of double shower compartment with an overhead and separate hand shower and fixed screen wash hand basin and WC, part tiled walls, white heated ladder towel rail, halogen ceiling downlights and extractor fan, fitted wall cupboard.

Outside
The front garden has been landscaped for ease of maintenance with gravel and shrub borders. Granite bonded resin driveway which continues down the side of the bungalow for further off road parking and approaches double security gates. External light adjoining the entrance door.

The superb rear garden is South facing and laid to artificial lawn which enjoys maximum sun light, double power point, paving adjoining the orangery, timber summer house (10'2 x 8'4) with pitched ceiling with two halogen downlights and double opening doors and side matching window.

Other Details
Tenure - Freehold
Tax Band - C
Energy Rating - D