



**GISBURN AVENUE, LYTHAM ST. ANNES
FY8 3PB**

ASKING PRICE £220,000

- WELL PRESENTED SEMI DETACHED BUNGALOW IN QUIET RESIDENTIAL LOCATION
- TWO BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - MODERN BREAKFAST KITCHEN - CONTEMPORARY SHOWER ROOM - SEPARATE WC - SPACIOUS LOFT ROOM
- CLOSE TO LOCAL SHOPS, BUS ROUTES, ANSDELL MEDICAL CENTRE, LYTHAM ST ANNES HIGH SCHOOL AND MOTORWAY ACCESS
- SUBSTANTIALLY SIZED SOUTH WESTERLY FACING REAR GARDEN - GARAGE - EPC RATING: E



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 UPVC door with double glazed opaque, stained and leaded inserts which leads into;

Entrance Vestibule

Cupboard housing the meters, tiled flooring, door leading into;

Entrance Hallway

Radiator, telephone point, wood effect laminate flooring, door leading to large closet which also has a pull down ladder providing access to the loft room, door leading to the following room;

Bedroom Two

12'1 x 10'11
Large UPVC double glazed window to the front, large radiator, coving.

Bedroom One

12'1 x 11'9
Large UPVC double glazed window to the front, large radiator, two in-built wardrobes, coving.

Loft Room

23'2 x 11'6
Large UPVC double glazed window to the side, wall mounted 'Potterton' combi boiler. This room has potential to be converted into a further bedroom.

Lounge

17' x 11'10
Large UPVC double glazed window to the rear, radiator, television point, space for dining table and chairs, wood effect laminate flooring, coving.

Separate WC

4'9 x 2'8
White WC, radiator, part tiled walls, UPVC double glazed opaque window to the side, wood effect laminate flooring.



Shower Room

7'6 x 4'11
Walk in shower with waterfall shower and further shower attachment, vanity wash hand basin, cupboard providing plentiful storage space, tiled walls and floor, wall mounted heated towel rail, extractor vent, wall mounted illuminated mirror, UPVC double glazed opaque window to the side.

Kitchen

10'11 x 8'5
Good range of wall and base units, wood effect laminate work surfaces with incorporated breakfast bar, ceramic bowl sink and drainer, tiled to splash backs integrated appliances include: four ring gas hob with overhead illuminated 'Bosch' extractor hood, 'Bosch' double oven and fridge freezer, plumbed for a washing machine, recessed spotlights, radiator, wood effect laminate flooring, UPVC double glazed window to the rear, door leading into;

Rear Porch

6'2 x 5'7
UPVC double glazed windows to the side and rear. UPVC door with double glazed inserts leading out to the rear garden, decorative tiled flooring.

Garage

20'2 x 8'1
The garage has power, light, workshop area and small single paned windows to the side.

Outside

The front garden is laid to lawn bordered by shrubs and bushes with tarmac driveway to the side leading to a concrete built single garage with up and over door, set of wooden gates.
The rear garden is laid to lawn bordered by shrubs and bushes, external water point, patio area with green house, door leading into the aforementioned garage.



Other Details

Tenure: Leasehold
Number of years left of the lease: 937
Ground Rent: £18.00 per annum
Council Tax Band: C (£2,145.13 per annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	