



**DRAKE CLOSE, LYTHAM ST. ANNES
FY8 2EX**

ASKING PRICE £340,000

- SPACIOUS DETACHED TRUE BUNGALOW IN QUIET RESIDENTIAL LOCATION
- TWO BEDROOMS WITH EN-SUITE SHOWER ROOM TO THE PRINCIPAL BEDROOM - BRIGHT AND AIRY LOUNGE - BREAKFAST KITCHEN - THREE PIECE BATHROOM - CONSERVATORY
- JUST A SHORT DRIVE INTO ST ANNES CENTRE AND THE SEA FRONT - CLOSE TO ST ANNES CRICKET CLUB AND OLD LINKS GOLF COURSE
- SUBSTANTIALLY SIZED PRIVATE ENCLOSED REAR GARDEN - DRIVEWAY & GARAGE - EPC RATING C * FREEHOLD *



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 inserts leading into;

Entrance Hallway
Loft hatch, radiator, telephone point, wood effect laminate flooring, coving, doors to the following rooms;

Lounge
15'10 x 11'
Large UPVC double glazed window to the front, marble fireplace housing living flame effect gas fire, radiator, television point, wood effect laminate flooring, coving.

Breakfast Kitchen
15'9 x 8'7
Good range of wall and base units, laminate work surfaces, stainless steel double bowl sink and drainer, tiled to splash backs, integrated appliances include; overhead illuminated extractor hood, 'Hotpoint' induction hob, 'Beko' electric oven and under counter fridge freezer, freestanding 'Hotpoint' dishwasher, small breakfast bar with wood laminate work surface, tiled flooring, recessed spotlights, radiator, coving, UPVC double glazed windows to the rear, door leading into;

Conservatory
17'6 x 9'7
UPVC double glazed windows to the side and rear, UPVC door leads out to the rear garden, tiled flooring, base units with integrate washing machine and tumble dryer, radiator.

Bathroom
6'4 x 5'6
Three piece white suite comprising of; bath with overhead mains powered shower, vanity wash hand basin and WC, wall mounted heated towel rail, recessed spotlights, tiled floor, tiled walls, UPVC double glazed opaque window to the rear.



Dining Room
11'8 x 9'4
Large UPVC double glazed window to the rear, large radiator, wood effect laminate flooring.

Bedroom One
14'6 x 7'9
Large UPVC double glazed window to the side, radiator, coving, doorway opens up to;

En-Suite Shower Room
9'5 x 2'10
Three piece white suite comprising of; overhead mains powered shower in large shower cubicle, vanity wash hand basin and WC, wall mounted heated towel rail, recessed spotlights, extractor fan, tiled floor, UPVC double glazed opaque window to the side.

Bedroom Two
11'8 x 10'11
UPVC double glazed window to the front, radiator, wood effect laminate flooring.

Outside
The low maintenance front garden is laid with stone chippings with central paved display bordered by shrubs and brick raised garden planter containing a selection of flowers/plants. To the side is a paved driveway leading to single brick built garage providing off road parking space for a couple of vehicles.

The rear garden enclosed garden is laid to lawn with paved and stone chipped patios, well stocked flower and shrub borders with mature trees perfect for enjoying the peace and tranquility that the location offers, due to the position and size of the garden it catches the sun all day long. External water and power points, lighting, large shed which has electric and feature pond..



Garage
16'11 x 8'1
Accessed via electric up and over door the garage has power, light, workshop, door leading into the garden.

Other Details
Tenure: Freehold
Council Tax Band: C (£2,230.53 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	82
England & Wales		EU Directive 2002/91/EC	