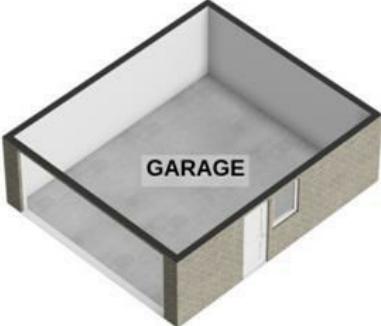


GROUND FLOOR
163.3 sq.m. (1758 sq.ft.) approx.



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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COLLINGWOOD AVENUE, LYTHAM ST. ANNES
FY8 2SB

ASKING PRICE £338,000

- EXTENDED AND SUBSTANTIALLY SIZED DETACHED TRUE BUNGALOW IN A QUIET CUL DE SAC LOCATION BENEFITING FROM A FULL REDECORATION AND NEWLY CARPETS FITTED - NO CHAIN
- CONVENIENTLY CLOSE TO LOCAL SHOPS AND SCHOOLS, BUS ROUTES & MOTORWAY ACCESS
- THREE BEDROOMS - EXCEPTIONALLY SIZED LOUNGE - SPACIOUS KITCHEN - SEPARATE DINING ROOM - THREE PIECE BATHROOM - THREE PIECE SHOWER ROOM
- SITUATED ON A GENEROUSLY SIZED PLOT - BEAUTIFULLY LANDSCAPED REAR GARDEN - TWO LARGE DRIVEWAYS PROVIDING PLENTIFUL OFF ROAD PARKING - DETACHED DOUBLE GARAGE





Entrance

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

Entrance Vestibule

Fully tiled walls and floor, solid timber door with single glazed opaque inserts leads into;

Entrance Hallway

Radiator, telephone point, solid timber doors lead into the following rooms;

Bedroom Two

13'10" into to the bay x 9'10" to the wardrobes
UPVC double glazed bay windows to the front (some of which are stained, leaded and opaque), double radiator, fitted wardrobes, coving.

Bedroom One

13'9 into the bay x 11'11
UPVC double glazed bay windows to the front (some of which are stained, leaded and opaque), double radiator, fitted wardrobes, coving.

Inner Hallway

Solid timber doors lead into the following rooms;

Closet

5'1 x 4'2

Automatic light, shelving, wall mounted coat hooks, plentiful storage.

Bathroom

9'11 x 7'0 into the bay
UPVC double glazed bay window to the rear two of which are opaque, radiator, three piece white suite comprising of: WC, pedestal wash hand basin and bath with chrome shower attachment, part tiled walls, tile effect vinyl flooring, two wall mounted heated towel rails.



Shower Room

7'6 x 6'7

UPVC double glazed opaque window to the rear, three piece suite comprising of: WC, vanity wash hand basin and overhead mains powered shower, range of wall and base units, radiator, wall mounted electric heater, fully tiled walls, wall mounted towel rail.

Lounge

24' x 11'11

UPVC double glazed windows to the side, two large UPVC double glazed windows to the rear, UPVC sliding door with double glazed inserts, two double radiators, decorative wooden surround with tiled back drop and hearth, television point, coving.

Bedroom Three

15'1 x 9'10 at widest point

UPVC double glazed window to the front, telephone point, fitted wardrobes housing 'Worcester' combi boiler, wood panelled walls and ceiling.

Dining Room

9'11 x 9'7

UPVC double glazed window to the side, double radiator, telephone and television points, space for dining set, solid timber door with glass inserts leads into;

Kitchen

12'8 x 10'

UPVC double glazed window to the rear and side, UPVC door with double glazed leaded inserts which leads into the garden, radiator, range of base units with fitted cupboards providing plentiful storage space, laminate work surfaces, double stainless steel sink and drainer, 'Tapan' induction hob, integrated 'Hotpoint' double oven, plumbed for a washing machine, extractor fan, space for a fridge freezer, tiled flooring.



Garage

24' x 18'1

Accessed via electric up and over door the garage has power, light and solid timber door leading into the garage from the rear garden.

Outside

There are two large driveway entrances at the front providing plentiful off road parking and turning space, the left driveway leads all the way down to an exceptionally large detached garage. The rear garden is fully enclosed with mature and extensive planting, fruit trees, large patio area and a greenhouse.

Other Details

Tenure: Freehold

Council Tax Band: E (£2,774.00 per annum)



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | 68 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |