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**Blackpool Road, Lytham St. Annes | Guide Price £425,000**  
**Call us today on 01253 362640**



### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\*IMMACULATE DETACHED CHALET BUNGALOW WITH 4 DOUBLE BEDROOMS & NO ONWARD CHAIN INVOLVED\*\*** Immaculate Detached Chalet Bungalow comprising Entrance Hallway, Lounge, Dining Area, Kitchen, Utility Room, with Two Bedrooms & a Shower Room on the Ground Floor, Landing, Two Further Double Bedrooms including a Master with Ensuite, Enclosed South West Facing Rear Garden, Off Road Parking for Several Vehicles, Garage, No Onward Chain Involved  
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer.

**Entrance Hallway**

Composite entrance door with matching side panels, radiator, staircase to first floor landing with hardwood & glass balustrade

**Lounge**

20'8 x 12'9

Double glazed window to side, double glazed double doors to garden, two radiators, chimney breast, decorative cornice style ceiling

**Dining Room**

13'6 x 10'2

Double glazed double doors to rear with matching side panels, radiator, wooden flooring, decorative cornice style ceiling

**Kitchen**

12'8 x 9'2

Modern fitted kitchen with a matching range of base, tower & wall units with square edge worktops, stainless steel sink with mixer taps, plumbing for dishwasher, eye level double oven, ceramic hob with extractor hood over, double glazed window to front, integrated fridge freezer

**Utility**

Storage area, plumbing for washing machine, wall mounted gas combination boiler, radiator, sky light, privacy access to Garage

**Downstairs Bedroom (2)**

14'3 x 11'3

Double glazed double doors to rear garden, decorative cornice style ceiling, radiator

**Downstairs Bedroom (3)**

10'8 x 9'6

Two double glazed windows to front, radiator, built in wardrobe

**Downstairs Shower Room**

9'0 x 5'4

Fitted with a stylish 3 piece suite comprising low level wc, shower enclosure with glass screen, pedestal wash hand basin, double glazed window to side, radiator

**Landing**

First floor landing with hardwood & glass balustrade, access to eaves storage space, airing cupboard

**Master Bedroom (1)**

14'9 x 12'9

Double glazed window to front, radiator, fitted wardrobes, dressing table

**Ensuite Bathroom**

9'9' x 6'8

Fitted with a stylish 4 piece suite comprising panelled bath, low level wc, shower enclosure with glass screen, pedestal wash hand basin, double glazed window to side, radiator, tiled walls

**Bedroom (4)**

12'8 x 10'6

Double glazed window to rear, radiator, built in cupboard

**Outside**

Block paved off road parking to the front for several vehicles leading to a garage at the side, Enclosed South West facing rear garden with a paved patio, lawn with well stocked borders, outside electric point and tap

**Garage**

17'4 x 9'5

Electric up & over garage door to front, radiator, power & light connected, privacy access to utility

**Material Information**

This property is for sale by the Modern Method of Auction,

meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer.

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £399.00 plus VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Ground Floor



First Floor



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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