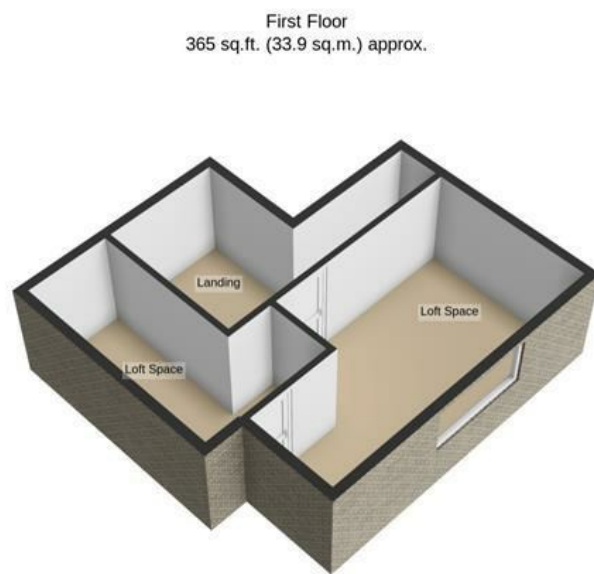


Ground Floor  
611 sq.ft. (56.7 sq.m.) approx.



First Floor  
365 sq.ft. (33.9 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. Made with Metropix © 2026



**BOSTON ROAD, LYTHAM ST. ANNES  
FY8 3PS**

**ASKING PRICE £189,950**

- CHAIN FREE - SEMI DETACHED BUNGALOW - SITUATED IN A LOVELY RESIDENTIAL AREA
- ONE BEDROOM - LARGE LOFT SPACE - LOUNGE - BREAKFAST KITCHEN - DINING ROOM - BATHROOM
- CONVENIENTLY LOCATED FOR LOCAL SHOPS, TRANSPORT LINKS, SCHOOLS AND BOTH LYTHAM AND ST ANNES TOWN CENTRES
- FRONT AND REAR GARDENS - DRIVEWAY - ENERGY 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

Accessed through a UPVC double glazed door with leaded decorative opaque glass insert and further opaque window to the side, leads into:

### Entrance Hall

11'08 x 10'05

Radiator, telephone point, cupboard housing the electric meter and consumer unit with shelving above, doors lead to the following rooms:

### Lounge

15'11 x 11'05

UPVC double glazed bay window to the front, fireplace housing a living flame gas fire with marble effect surround and hearth, radiator, television point.

### Bedroom

8'10 x 8'04

Two UPVC double glazed windows, to the front and to the side, radiator.

### Dining Room

13'08 x 9'11

UPVC double glazed window to the rear, stairs leading to the first floor, radiator.

### Bathroom

6'07 x 6'06

UPVC double glazed opaque window to the side, three piece white suite comprising of: WC, pedestal wash hand basin, bath with over head electric shower and glass shower screen, tiled to splashbacks, radiator, vinyl flooring.

### Breakfast Kitchen

9'11 x 8'03

UPVC double glazed window and door with opaque glass insert leading to the rear garden, good range of wall and base units with laminate work surfaces, integrated appliances include: four ring electric hob



with overhead extractor fan, electric oven with grill, fridge and freezer, stainless steel sink with drainer, space for breakfast table and chairs, plumbed for washing machine, tiled to splashbacks, radiator, vinyl flooring.

### Stairs and Landing

Aforementioned staircase, good sized landing space with two points of access into the loft, door leads to:

### Loft Space

19'0 x 9'07

Good size loft space with UPVC double glazed window to the side, access point to the eaves housing the combi boiler, radiator.

### Outside

The front of the property has a tarmac driveway with side access gate and is laid to lawn with shrub and planting borders.

The south facing rear garden is part paved providing ample space for table and chairs, the center of the garden is laid to lawn with a partial planting border and has a shed perfect for garden storage.

### Other Details

Please note. The loft space would require works to be compliant with building regulations in order to make this a bedroom / habitable room. The roof space is fully insulated.

Tenure: Freehold  
Council Tax Band: C  
Energy Rating: E

