



BLACKPOOL ROAD NORTH, LYTHAM ST. ANNES  
FY8 3DB

£1,100 PER MONTH

- UNFURNISHED TWO BEDROOM SEMI DETACHED TRUE BUNGALOW
- SPACIOUS LOUNGE - KITCHEN - SHOWER ROOM - UTILITY SPACE - PRIVATE REAR GARDEN - GARAGE - OFF ROAD PARKING FOR SEVERAL VEHICLES
- LOCATED CLOSE TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS - JUST A SHORT DRIVE TO ST ANNES SQUARE AND SEA FRONT



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**  
UPVC double glazed door with leaded opaque panels leads into:

**Entrance Hall**  
Cupboard housing consumer unit, gas and electric meters, radiator, loft hatch leading to a part boarded loft, doors lead to the following rooms:

**Lounge**  
21'03 x 12'10  
Three UPVC double glazed windows, one to the front and three to the side, wooden mantle piece and marble effect hearth, two radiators, fibre broadband, door leads to:

**Inner Hallway**  
Doors lead to the following rooms:

**Shower Room**  
5'08 x 5'05  
UPVC double glazed opaque window to the rear, three-piece suite comprising of: WC, pedestal wash handbasin, corner shower cubicle with mains plumbed shower, wall mounted heated towel rail, recessed spotlights, extractor fan, vinyl flooring.

**Kitchen**  
11'10 x 7'04  
UPVC double glazed window to the side, range of wall and base units with laminate work surfaces, cupboard housing 'Heat Line' boiler integrated appliances include: stainless steel one and a half bowl sink and drainer, four ring gas hob with overhead extractor fan, electric oven with grill, freestanding dishwasher, panelled tiled effect splashbacks, double radiator, laminate flooring, recessed spotlights, door leads into:

**Utility**  
Two UPVC double glazed doors with opaque panels to either side, two UPVC opaque windows to either side,



washing machine, larger fridge, chest freezer, laminate work surface.

**Bedroom One**  
13'00 x 12'05  
UPVC double glazed bay window to the rear, double radiator.

**Bedroom Two**  
14'00 x 8'11  
UPVC double glazed window to the front, double radiator.

**Garage**  
Brick built garage with up and over door, power and light.

**Outside**  
The front of the property is laid to tarmac and gravel with planting borders. The driveway leads to the garage.

The rear garden is part paved, part laid to gravel and tarmac with well established privet hedging. There is a brick built outbuilding and a wooden shed. providing ample storage.

**Other Details**  
Council Tax Band: C  
Energy Rating: D

