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**BISHOPS GATE, LYTHAM ST. ANNES  
FY8 4FR**

**ASKING PRICE £415,000**

- IMMACULATELY PRESENTED DETACHED FAMILY HOME ON THE HIGHLY SOUGHT AFTER CYPRESS POINT DEVELOPMENT
- CLOSE TO MOTORWAY LINKS, LOCAL SCHOOLS & GOLF COURSES - SHORT DRIVE AWAY FROM LYTHAM AND ANSDELL TOWN CENTRES
- 4 BEDROOMS (EN-SUITE TO THE PRINCIPLE BEDROOM) - BRIGHT & SPACIOUS LOUNGE - LARGE CONSERVATORY - FABULOUS DINING KITCHEN - UTILITY ROOM/WC
- THREE PIECE FAMILY BATHROOM - PRIVATE REAR GARDEN - GARAGE - DRIVEWAY WITH SPACE FOR MULTIPLE VEHICLES



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 composite door with double glazed opaque glass inserts leading into;

#### Entrance Hallway

Double radiator, stairs leading up to the first floor landing, doors leading to the following rooms;

#### Lounge

14'5 x 12'10

UPVC double glazed bay window to the front, double radiator, decorative marble fireplace with marble backdrop and hearth housing coal effect living flame gas fire, television and telephone points, coving.

#### Utility Room/WC

7'4 x 5'10

Wall units providing storage space, laminate work surfaces, plumbed for a washing machine, space for a tumble dryer, two piece white suite comprising of; vanity wash hand basin and WC, vertical radiator, 'Worcester' boiler, grey wood effect vinyl flooring, door which leads into;

#### Garage

9'11 x 8'10

Up and over door, power, light and space for a small car or motorbike.

#### Dining Kitchen

24'3 x 10'10

Beautifully designed contemporary dining kitchen with a comprehensive range of high gloss soft closing wall and base units providing an abundance of storage space, 'Quartz' work surfaces, integrated appliances include; 'AEG' Micromat Duo microwave and oven, 'AEG' steam oven and 'AEG' warming drawer below, integrated tall fridge and separate freezer. Large kitchen island with integrated 'AEG' five ring induction hob and ceiling mounted illuminated overhead extractor hood and 'AEG' dishwasher, 'Quartz' work surface incorporating one and half bowl granite sink and drainer, excellent range of high gloss and soft closing base units with breakfast bar for four people at the end, three radiators, tiled floor, UPVC door with double glazed opaque insert leading to side, two UPVC double glazed windows to the rear, two sets of UPVC double glazed French doors leading into;



#### Conservatory

24'6 x 12'2

UPVC doubled glazed windows to the rear, UPVC mirrored double glazed windows to both sides of conservatory, recently fitted insulated ceiling panels with down lights, French doors leading out into the rear garden, two floor mounted radiators, six double power sockets at various positions, tiled floor and plentiful space for furniture and dining set. A lovely room to relax in and entertain guests.

#### First Floor Landing

UPVC double glazed opaque window to the side, radiator, large loft hatch incorporating a wooden loft ladder leading to a fully boarded loft with light and plenty of storage, cupboard housing hot water cylinder, doors to the following rooms.

#### Bedroom One

12' x 10'5

UPVC double glazed window to the front, UPVC double glazed opaque window to the side, radiator, television point, recessed spotlights, coving, door leading into;

#### En-Suite Shower Room

7'11 x 4'1

Three piece white suite comprising of; overhead mains powered shower with further shower attachment in shower cubicle, vanity wash hand basin and WC, tiled floor, tiled walls, recessed spotlights, wall mounted mirror with overhead lighting, radiator, extractor fan, UPVC double glazed opaque window to the side.

#### Bedroom Two

10'3 x 10'2

UPVC double glazed window to the rear, radiator, recessed spotlights.

#### Bedroom Three

10'3 x 9'1

UPVC double glazed window to the front, radiator.

#### Bedroom Four/Dressing Room

10'2 x 7'1

UPVC double glazed window to the front, radiator.

#### Family Bathroom

8'9 x 6'10

Three piece suite comprising of; bath with overhead mains



powered shower, vanity wash hand basin and WC, tiled walls, tiled floor, large wall mounted mirror with overhead lighting, three wall mounted mirror fronted cabinets, radiator, extractor fan, recessed spotlights, UPVC double glazed opaque window to the rear.

#### Outside

To the front is a large block paved driveway providing off road parking for several vehicles, bordered by tall hedges and established trees. There is a gate to the side allowing access to the side of the property and a large gravelled section to the side bordered by shrubs and bushes. The vibrant and tranquil rear garden is block paved bordered by established trees, shrubs and bushes ensuring full privacy making the garden a lovely place to relax and enjoy the peace and quiet which this location offers. There is plentiful space for garden furniture and a dining set.

#### Other Details

Tenure: Freehold

There is also a lease and a service charge of £51.77 payable per month to Homestead for the upkeep of the estate.

Council Tax Band: E (£2,949.55 per annum)

EPC rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	