



**GISBURN AVENUE, LYTHAM ST. ANNES
FY8 3PB**

ASKING PRICE £325,000

- WELL PRESENTED DETACHED TRUE BUNGALOW IN QUIET RESIDENTIAL LOCATION OFFERED WITH NO CHAIN INVOLVED
- TWO DOUBLE BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - FITTED KITCHEN - DINING ROOM - MODERN SHOWER ROOM AND SEPARATE WC
- CLOSE TO LOCAL SHOPS, BUS ROUTES, ANSDELL MEDICAL CENTRE, MOTORWAY ACCESS, ANSDELL AND ST ANNES TOWN CENTRES
- PRIVATE AND ENCLOSED SOUTH WESTERLY FACING REAR GARDEN - DRIVEWAY AND GARAGE - EPC RATING: TBC



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 UPVC door with double glazed opaque inserts which leads into;

Entrance Vestibule

Cupboard housing gas, electric and water meters, tiled floor, door leading into;

Entrance Hallway

Radiator, loft hatch, doors lead into the following rooms;

Lounge

18'11 x 12'5

Large UPVC double glazed window to the rear allowing an abundance of natural light with a good view over the rear garden, three radiators, tiled fireplace housing living flame effect gas fire, television point, coving.

Dining Room

11'4 x 8'3

UPVC double glazed window to the side, large radiator, telephone point, door leading into;

Kitchen

11'3 x 9'1

Good range of wall and base units, laminate work surfaces, tiled to splash backs, one and half stainless steel bowl sink and drainer, plumbed for washing machine and dishwasher, space for hob, oven and fridge freezer, cupboard providing storage space with further cupboard housing 'Worcester' combi boiler, tiled floor, UPVC double glazed window to the rear, door leading into;

Rear Vestibule

Tiled floor, UPVC double glazed door with opaque inserts leads out to the rear garden.



Shower Room

8'1 x 5'3

Two piece white suite comprising of; overhead mains powered shower in large walk in shower cubicle and wall hung wash hand basin, extractor vent, floor mounted radiator, part tiled walls, part marble effect paneled walls, tile effect vinyl flooring, cupboard providing plentiful storage space, UPVC double glazed opaque window to the side.

Separate WC

5'2 x 2'8

White WC, tiled walls, tiled floor, UPVC double glazed opaque window to the side.

Bedroom Two

12'5 x 12'1

Large UPVC double glazed window to the front, large radiator.

Bedroom One

15'3 x 11'4

Large UPVC double glazed window to the front, radiator.

Garage

17'1 x 10'

Access via electric up and over door the single brick garage has an external water point, windows to the rear and door leading into the rear garden.

Outside

The front garden is laid to lawn with established tree bordered by hedges and flower beds, to the side is a wooden gate, paved driveway providing off road parking for multiple vehicles and access to aforementioned garage.

The private and enclosed rear garden is laid to lawn bordered by tall hedges plus a selection of shrubs, established trees and flower beds perfect for enjoying



the afternoon sun or entertaining guests, two paved patio areas perfect for garden furniture, outbuilding providing storage space for garden tools and furniture.

Other Details

Tenure: Freehold

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	