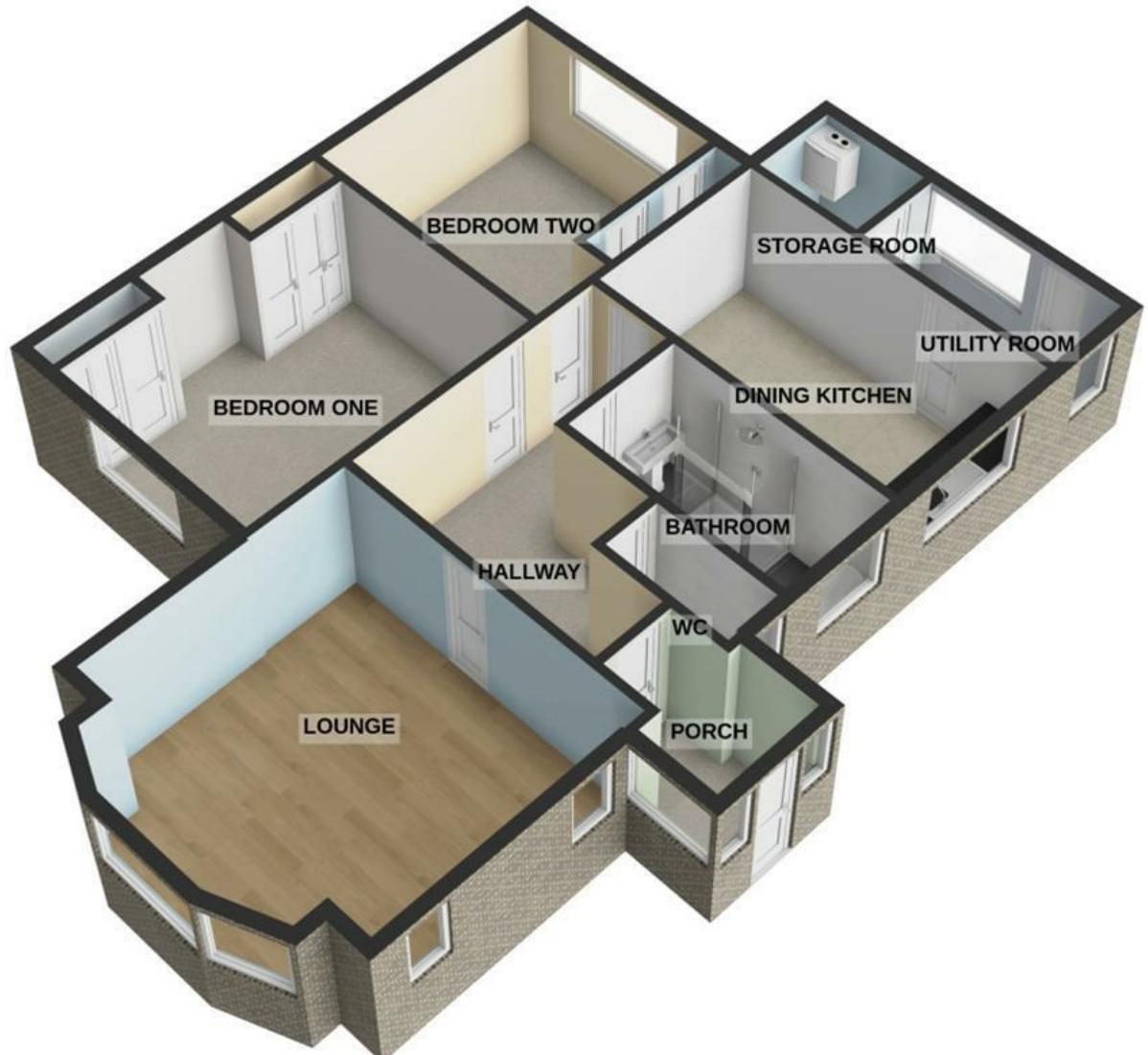


GROUND FLOOR
83.8 sq.m. (902 sq.ft.) approx.



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.

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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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**SINGLETON AVENUE, LYTHAM ST. ANNES
FY8 3JT**

ASKING PRICE £185,000

- ****THE PROPERTY HAS SUFFERED FROM HISTORICAL MOVEMENT****SPACIOUS SEMI DETACHED TRUE BUNGALOW SITUATED ON A SUBSTANTIALLY SIZED CORNER PLOT OFFERED WITH NO CHAIN
- CLOSE TO LOCAL SHOPS, PARKS, BOOTHS SUPERMARKET, THE WATERS EDGE GASTRO PUB, BUS ROUTES AND MOTORWAY ACCESS
- TWO DOUBLE BEDROOMS - BRIGHT AND AIRY LOUNGE - DINING KITCHEN - THREE PIECE BATHROOM WITH SEPARATE WC - UTILITY ROOM - STORAGE ROOM
- HORSE SHOE DRIVEWAY - GARAGE - THREE GARDENS - EPC RATING: D



2



1



1



4





Entrance

Entrance gained via UPVC door with double glazed opaque glass insert leading into;

Entrance Porch

UPVC double glazed opaque windows to both sides, wood effect laminate flooring, door leading into;

Entrance Hallway

L shaped hallway with radiator, cupboard housing fuse box and electric meter, two sets of wall lights, loft hatch, coving, doors leading to the following rooms;

Lounge

14'5 x 13'10

Large UPVC double glazed walk in bay window to side, two UPVC double glazed opaque windows to the front, wooden surround with marble back drop and hearth housing coal effect living flame gas fire, radiator, television and telephone points, coving.

Separate WC

5'8 x 2'8

UPVC double glazed opaque window to the front, white WC, radiator, fully tiled walls, wood effect laminate flooring.

Bathroom

10'3 x 5'2

Three piece white suite comprising of; bath with shower attachment, wet room with overhead mains powered shower and vanity wash hand basin, heated towel rail, vinyl flooring, fully tiled walls, extractor fan, wall mounted mirror fronted cabinet, recessed halogen spotlights, paneled ceiling, UPVC double glazed opaque window to front.

Bedroom One

Large UPVC double glazed window to side, double radiator, range of built in wardrobes and dressing table, television point.

Bedroom Two

UPVC double glazed opaque window to side, built in wardrobes, double radiator.

Dining Kitchen

14'5 x 8'5

Good range of wall and base units, laminate work surfaces, large stainless steel sink and drainer, tiled to splash backs, integrated appliances include; four ring gas hob with overhead illuminated extractor hood, 'Electrolux' double electric oven and 'Electrolux' dishwasher, space for fridge freezer, space for dining table and chairs, tile effect vinyl flooring, television point, radiator, UPVC double glazed window to front, door leads into;

Utility Room / Rear Porch

9'2 x 3'4

Plumbed for washing machine, space for tumble dryer, radiator, tile effect vinyl flooring, door leading into storage cupboard, UPVC door with double glazed glass insert leading out to rear garden, UPVC double glazed opaque window to front and further UPVC double glazed window to side.

Storage Cupboard

5'2 x 3'5

'Worcester' combi boiler, light, plentiful storage space.

Outside

The property is situated on a large corner plot with large paved seating area, large horse shoe driveway providing off road parking for several vehicles and access to single garage with double opening doors and pitched roof. To the front and side of the property there is a large well kept laid to lawn area with shrubs.

Other Details

Tenure: Freehold

Council Tax Band: C (£2,145.13 per annum)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC