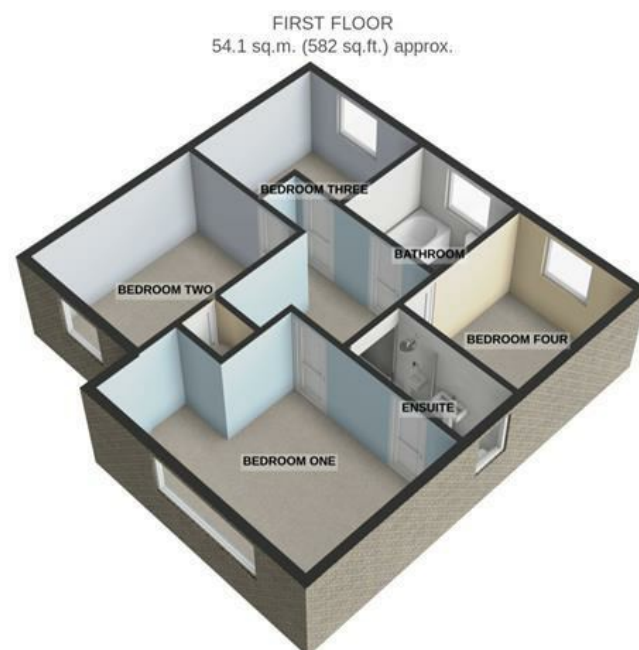


GROUND FLOOR
62.3 sq.m. (670 sq.ft.) approx.



FIRST FLOOR
54.1 sq.m. (582 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. Made with Metropix © 2026

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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BOWDEN LANE, LYTHAM ST. ANNES FY8 3FN

OFFERS IN THE REGION
OF £365,000

- WELL PRESENTED DETACHED FAMILY HOME ON SOUGHT AFTER DEVELOPMENT A SHORT DRIVE AWAY FROM ANSDELL AND LYTHAM TOWN CENTRES
- CLOSE TO LOCAL SCHOOLS & SHOPS, MOTORWAY ACCESS, TRANSPORT LINKS AND BOOTH'S SUPERMARKET
- 4 BEDROOMS (EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM) - BRIGHT & SPACIOUS LOUNGE - CONTEMPORARY DINING KITCHEN - MODERN BATHROOM - UTILITY ROOM - DOWNSTAIRS WC
- INTEGRAL GARAGE - OFF ROAD PARKING FOR MULTIPLE VEHICLES - FRONT & REAR GARDENS





Entrance

Entrance gained via composite door leading into;

Entrance Vestibule

Radiator, alarm system, stairs leading to the first floor landing, door leads into;

Lounge

16'7 x 11'2

Large UPVC double glazed walk in bay window to the front, two radiators, television and two telephone points, inbuilt cupboard providing plentiful storage space, set of internal doors open up into:

Dining Kitchen

17'1 x 13'3

Good range of wall and base units, laminate work surfaces with incorporated breakfast bar, one and half stainless steel bowl sink and drainer, tiled to splash backs, 'Neff' four ring gas hob with overhead illuminated extractor hood, 'Neff' electric oven, fridge freezer and 'Neff' dish washer, space for dining table and chairs, two radiators, recessed spotlights, UPVC double glazed window to the rear, set of French doors lead out to the rear garden, door leading into:

Utility Room

6'3 x 5'10

Laminate work surface with base unit, plumbed for a washing machine, space for a tumble dryer, extractor vent, radiator, UPVC double glazed window to the rear garden, composite door to the side, door leads into:

Downstairs WC

5'10 x 2'10

Two piece white suite comprising of wall hung wash hand basin and WC, radiator, UPVC double glazed opaque window to the side.

First Floor Landing

Loft hatch leading to a loft space which is part boarded and has power, doors to the following rooms;



Bedroom Two

12'1 x 8'8

UPVC double glazed window to the front, radiator, fitted wardrobes, inbuilt cupboard housing hot water cylinder.

Bedroom Four

8'8 x 7'8

UPVC double glazed window to the rear, radiator, fitted wardrobes.

Bathroom

6'8 x 6'7

Three piece white suite comprising of: bath, WC and pedestal wash hand basin, part tiled walls, vinyl flooring, radiator, extractor vent, recessed spotlights, UPVC double glazed opaque window to the rear.

Bedroom Three

10'2 x 7'1

UPVC double glazed window to the rear, radiator.

Bedroom One

10'11 x 10'3

UPVC double glazed window to the front, radiator, deep fitted wardrobes with storage space behind the rails on one side, door leads into;

En-Suite

7'3 x 3'9

Three piece white suite comprising of; overhead mains powered shower in large shower cubicle, WC and pedestal wash hand basin, decorative tile effect vinyl flooring, radiator, extractor vent, recessed spotlights, UPVC double glazed window to the side.

Garage

17'3 x 8'2

Up and over door, light, power, wall mounted 'Potterton' boiler, UPVC door with double glazed opaque inserts.



Outside

The front garden is laid to lawn bordered by shrubs and an established tree, parking space for multiple vehicles to the side and wooden gate providing access to the rear garden. The rear garden is laid to lawn bordered by shrubs and bushes perfect for relaxing in and enjoying the afternoon sun, the immediate area to the rear of the property is paved, external water tap, double exterior power socket, shed and summerhouse which has power, light and seating.

Other Details

Tenure: Leasehold

Ground Rent - £530.00 per annum

Service Charge - £166.31 per annum (this includes communal garden area, estate issues and maintenance of the park)

Number of years left on the lease: 989

Council Tax Band: D (£2,413.27 per annum)

EPC rating: B



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