



**LONGWOOD CLOSE, LYTHAM ST. ANNES
FY8 4RW**

ASKING PRICE £320,000

- DETACHED TRUE BUNGALOW SITUATED IN PEACEFUL CUL-DE-SAC LOCATION
- TWO BEDROOMS - DINING ROOM/THIRD BEDROOM - LOUNGE - KITCHEN - BATHROOM
- WITHIN EASY REACH OF WITCH WOOD, LYTHAM TOWN CENTRE & GREEN
- DRIVEWAY - GARAGE - OUTHOUSE - WEST FACING SUNNY REAR GARDEN - NO CHAIN



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
Composite entrance door leads into;

Hallway
Meter cupboard, radiator, loft access with pull down ladder, doors lead to the following rooms;

Bedroom One
12'2 x 9'11
UPVC double glazed leaded window to front, radiator, fitted wardrobes with matching freestanding bedside cabinets and drawers, telephone point.

Lounge
16'10 x 11'7
UPVC double glazed leaded window to front, further UPVC double glazed window to side, fireplace housing electric fire, radiator, television point, telephone point.

Bathroom
9'3 x 6'7
UPVC double glazed opaque window to side, four piece suite comprising of; bath, shower cubicle, vanity wash hand basin and WC, tiled walls, wall mounted heated towel rail, extractor fan, cladded ceiling with recessed spotlights.

Kitchen
12'2 x 9'2
UPVC door and double glazed window to side, range of wall and base units with laminate work surfaces, tiled to splash backs, integrated appliances include; one and a half bowl sink and drainer, double oven/grill, 4 ring electric hob with overhead illuminated extractor, fridge, freezer, washing machine, slimline dishwasher, radiator, cupboard housing 'Worcester' boiler.

Bedroom Three / Dining Room
9'11 x 11'7
UPVC double glazed sliding patio doors leading out into the rear garden, radiator, television point, fitted cupboard unit, further built in cupboards.



Bedroom Two
9'11 x 7'8
UPVC double glazed window to rear, radiator, telephone point, built in desk unit and built in cupboard and shelving.

Outhouse
10'9 x 6'
Windows all around with corrugated roof, power and light.

Outside
The front garden is designed for low maintenance, featuring a gravelled area with established shrubs to the front of the property The driveway provides off-street parking and leads to the garage.

The sunny and private rear garden is mainly laid to lawn, complemented by a patio seating area—ideal for outdoor relaxation. It features a diverse selection of mature trees and shrubs, along with a practical storage shed. Secure wooden gates provide convenient access on both sides of the property.

Garage
18'2 x 9'2
Single brick built garage with electric roller door, power, light, window and side access door.

Other details
Council Tax Band - D (£2,492.17 per annum).
Tenure - Freehold.
The roof was replaced in 2014.
The loft is part boarded.
The property benefits from cavity wall insulation.
Energy Rated: D

