GROUND FLOOR
117.5 sq.m. (1265 sq.ft.) approx.

FIRST FLOOR
36.5 sq.m. (393 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.

The Propert Ombudsman

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com

COUNTY
Estate Agents
St. Annes 01253 711511

WEETON AVENUE, LYTHAM ST. ANNES FY8 3JE

ASKING PRICE £265,000

- THREE BEDROOM DETACHED BUNGALOW NESTLED IN A QUIET AND SOUGHT AFTER RESIDENTIAL CUL-DE-SAC
- LOCATED CLOSE TO ST ANNES SQAURE - LOCAL AMENITIES - SCHOOLS AND TRANSPORT LINKS
- TWO RECEPTION ROOMS - MODERN KITCHEN - UTILITY ROOM - BATHROOM - WC - LOFT SPACE/HOBBY ROOM
- EXTENSIVE CAR PORT AND LARGE DETACHED GARAGE - GREAT SIZED PRIVATE AND SUNNY REAR GARDEN

3 1 2 4 1

www.countyestateagentsltd.com

Entrance
Double glazed wooden door with glass inserts and further windows to either side, leads into:

Porch
Part wood panelled walls, radiator, cupboard housing electric meter and consumer unit, further storage cupboard, wood panelled ceiling with recessed spotlights, oak flooring, wooden door with glass inserts leads into:

Entrance Hall
Part panelled walls, submarine staircase leading to loft space/hobby room, two radiators, telephone point, wood panelled ceiling with recessed spotlights, oak and laminate flooring, doors lead to the following rooms:

Lounge
14'06 x 12'12
Double glazed wooden bay window to the front, 'Morso' Log burning stove with granite hearth, illuminated fitted cupboards to either side of the fireplace, wood panelled ceiling with recessed spotlights.

Dining Room
14'02 x 12'0
Double glazed wooden bay window to the front and two further wooden double glazed windows to the side, fireplace housing stove effect living flame gas fire with wooden mantle and tiled backdrop and hearth, contemporary vertical radiator, wood panelled ceiling.

Kitchen
13'4 x 9'01
UPVC double glazed window to the front, good range of modern high gloss wall and base units with solid wood work surfaces, integrated appliances include: 'Smeg' six ring gas oven with electric grill and two ovens, overhead illuminated extractor fan, 'Bosch' oven and microwave, under unit dishwasher and fridge, stainless steel duel sink with drainer and hose mixer tap, granite splashbacks, contemporary vertical radiator, recessed spotlights, granite tiled flooring, door leads into:

Utility Room
16'0 x 4'04
Double glazed opaque wooden window to the side, double glazed wooden door to the rear leading to the garden, 'Worcester' boiler, storage cupboards, stainless steel sink, base unit and drawers with laminate work surface, under unit washing machine and freestanding 'Samsung' fridge freezer, composite plastic wall covering, tiled flooring, polycarbonate roof.

Bathroom
7'08 x 6'4
Double glazed wooden window with opaque glass inserts to the side, double glazed opaque wooden window to the rear, three piece white suite comprising of: bath with overhead mains plumbed shower, pedestal wash handbasin, corner shower cubicle with mains plumbed shower, radiator, fully tiled walls and floor, wood panelled ceiling with recessed spotlights and extractor fan.

Bedroom One
Double glazed wooden bay window to the rear, oak flooring, wood panelled ceiling with recessed spotlights, radiator. The bedroom furniture except the bed could be left if desired.

Bedroom Two
11'0 x 10'11
Double glazed wooden bay window to the rear, original floorboards, fitted cupboards, television point, radiator, wood panelled ceiling.

Bedroom Three/Office
Double glazed wooden window to the side, part wood panelled walls, original floorboards, radiator.

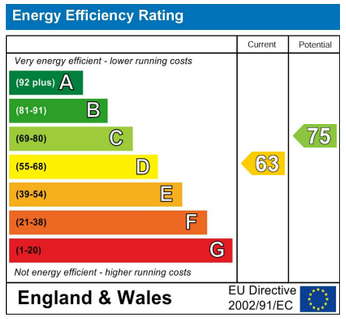
W C
5'09 x 2'11
UPVC double glazed opaque window to the side, WC, wood panelled walls and ceiling, granite tiled flooring.

Loft Space/Hobby Room
Single glazed opaque roof light, Velux window to the rear, glass block feature in floor, plentiful storage.

Garage
25'10 x 13'05
Detached breeze block built garage with double opening doors, further side and rear doors, UPVC double glazed window to the rear, power and light.

Outside
The front of the property is paved with well established raised shrub and planting borders, the paved/block paved driveway leads to the extensive carport and large garage, providing parking for several vehicles.

The fabulous sized sunny and private rear garden has a paved patio area, perfect for entertaining. The garden is also laid to lawn and is bordered with mature and well established shrubs, trees, planting beds and features a fabulous apple tree, there are two large sheds, outside water tap and wood store.

Other Details
Tenure: Leasehold - 928 years remaining
Ground Rent: £12.60 per annum
Council Tax Band C
Energy Rating: D

THIS PROPERTY HAS HAD AN HISTORICAL INSURANCE CLAIM DUE TO SETTLEMENT ISSUES - THE INSURANCE CLAIM WAS MADE OVER 30 YEARS AGO