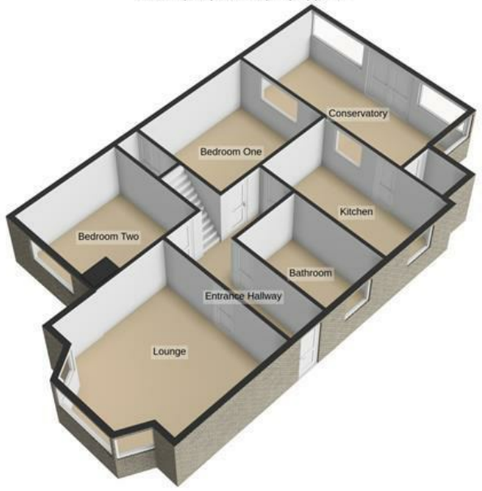
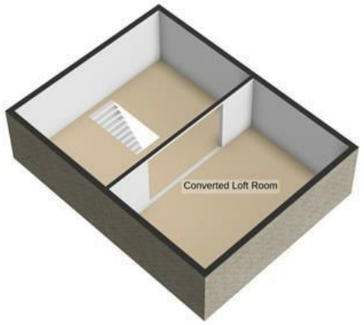
Ground Floor
1100 sq.ft. (102.2 sq.m.) approx.



First Floor
439 sq.ft. (40.8 sq.m.) 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

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COUNTY Estate Agents

St. Annes 01253 **711511**

KENILWORTH ROAD, LYTHAM ST. ANNES FY8 1LB

ASKING PRICE £260,000

- WELL PRESENTED SEMI DETACHED DORMER BUNGALOW ON TREE LINED ROAD - OFFERED WITH NO CHAIN INVOLVED
- CONVENIENTLY LOCATED FOR LOCAL SHOPS, BOOTHS SUPERMARKET, BUS ROUTES, MOTORWAY ACCESS AND WITHIN EASY REACH OF ST ANNES TOWN CENTRE
- TWO DOUBLE BEDROOMS - CONVERTED LOFT ROOM - BRIGHT AND AIRY LOUNGE - CONSERVATORY - FITTED KITCHEN - FOUR PIECE BATHROOM
- PRIVATE AND ENCLOSED REAR GARDEN - GARAGE AND DRIVEWAY - EPC RATING: E

2 1 2 2 1

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Entrance
Access is gained via wooden entrance door with single glazed opaque inserts to the side of the property which leads into;

Entrance Hallway
Fuse box, cupboard housing meters, radiator, loft hatch and doors to the following rooms;

Lounge
14'9 x 12'11
Large UPVC double glazed walk in bay window to the front, two further UPVC double glazed and stained glass windows to the side, two radiators, stone fireplace housing living flame effect gas fire, telephone and television points, coving.

Bedroom Two
11'10 x 11'5
UPVC double glazed walk in bay window to the front, radiator, telephone point, coving.

Bedroom One
11'7 x 10'3
UPVC doubled glazed window to the rear, double radiator, two fitted wardrobes with sliding doors, overhead cupboards and matching drawers, coving.

Kitchen
13'11 x 7'11
Good range of wall and base units, laminate work surfaces, one and half stainless steel bowl sink and drainer, tiled to splash backs, overhead illuminated extractor hood, space for hob and oven, plumbed for a dishwasher, space for a tumble dryer or washing machine, space for fridge freezer, vinyl flooring, radiator, coving, UPVC double glazed window to the rear, UPVC door with double glazed inserts leads into;

Conservatory
18'6 x 8'11
UPVC double glazed windows to the side and rear, UPVC door with double glazed inserts leads out to the rear garden, UPVC door to the side, door leading to utility cupboard which has a radiator, plumbed for a washing machine and houses 'Worcester' combi boiler, two radiators, television point.

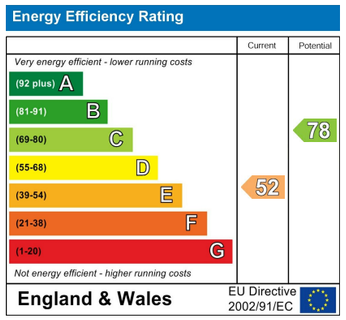
Bathroom
9'3 x 6'
Four piece suite comprising of; overhead mains powered shower in walk in shower cubicle, bath, wall hung wash hand basin and WC, part tiled walls, extractor fan, vinyl flooring, radiator, UPVC double glazed opaque window to the side.

Converted Loft Room
19'9 x 16'11
Velux windows to the side and rear, radiator, telephone point.

Garage
17'7 x 9'4
Accessed via electric up-and-over door the garage has power, light, fuse box, door leading to the rear garden and UPVC double glazed window to the side.

Outside
To the front of the property the garden has been gravelled for ease of maintenance with flower beds and borders which host a variety of plants and bushes. To the side is a tarmacked driveway providing off road parking for a number of cars which leads to aforementioned concrete constructed garage.

The rear garden is paved in Indian stone bordered by shrubs and bushes, external light, wooden gate provides access to the driveway and external water point.

Other Details

Tenure: Freehold
Council Tax Band: C