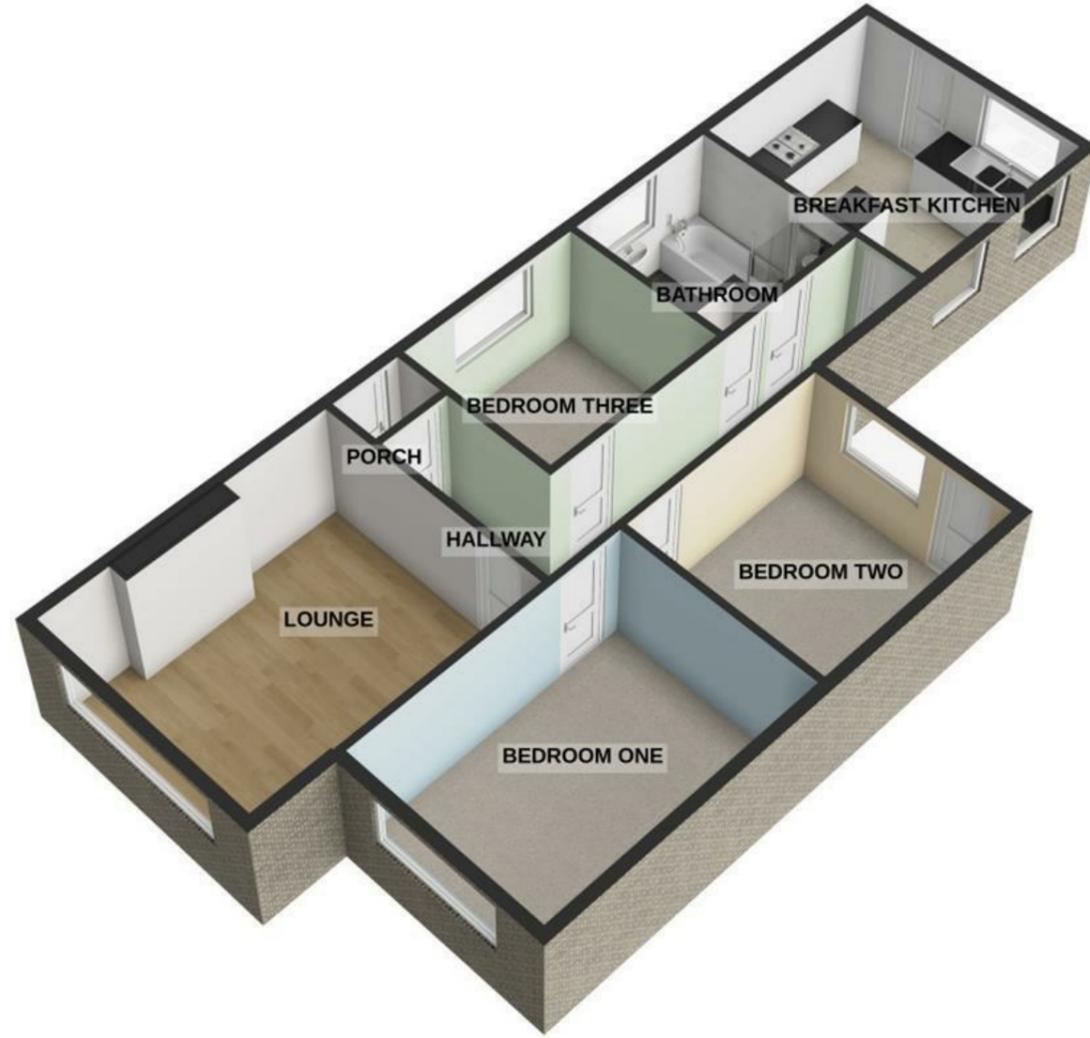


GROUND FLOOR
82.7 sq.m. (890 sq.ft.) approx.



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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**FILEY ROAD, LYTHAM ST. ANNES
FY8 3EZ**

ASKING PRICE £275,000

- 3 BEDROOM SEMI DETACHED TRUE BUNGALOW
- IN SOUGHT AFTER QUIET RESIDENTIAL LOCATION
- LOUNGE - BATHROOM - BREAKFAST KITCHEN
- GOOD SIZE GARDEN - DRIVEWAY AND GARAGE



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

UPVC entrance door with decorative opaque glass insert leads into;

Porch

Tiled flooring, meter cupboard, opaque glass door leads into;

Hallway

Radiator, UPVC double glazed opaque window to side, loft access, storage cupboard, telephone point, doors lead to the following rooms;

Lounge

14'11 x 12'5
Large UPVC double glazed bay window to front with decorative top lights above, two radiators, wall mounted fireplace housing living flame effect gas fire, television point, telephone point.

Bedroom One

13'11 x 10'5
UPVC double glazed bay window to front with decorative top lights above, radiator, fitted wardrobes.

Bedroom Two

11'5 x 8'7
UPVC double glazed floor to ceiling window with door leading to rear garden, fitted wardrobes, radiator.

Bedroom Three

10' x 8'5
UPVC double glazed window to side, radiator.

Bathroom

8'4 x 8'
UPVC double glazed opaque window to side, four piece white suite comprising of; bath, shower cubicle, pedestal wash hand basin and WC, wall mounted chrome heated towel rail, tiled floor and walls, wall mounted mirrored cabinet.



Breakfast Kitchen

12'5 x 9'10
Two UPVC double glazed windows to side and rear, UPVC door with decorative opaque glass insert leads into rear garden, good range of wall and base units with laminate work surfaces, integrated appliances include; one and a half bowl stainless steel sink and drainer, 4 ring gas hob with overhead illuminated extractor fan, oven and grill, tiled to splash backs, space for fridge/freezer, plumbed for washing machine, space for table and chairs, radiator, telephone point, wood effect laminate flooring.

Outside

The front garden is block paved for ease of maintenance and provides plentiful off road parking.

The good sized private rear garden is partly paved perfect for table and chairs and also laid to lawn with mature shrub and tree borders, outside water tap.

Garage

Single brick built garage with up and over door, power and light.

Other Details

Tenure - Leasehold - 940 years remaining
Tax Band - D (£2,413.27 per annum)
Energy Rating: TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	