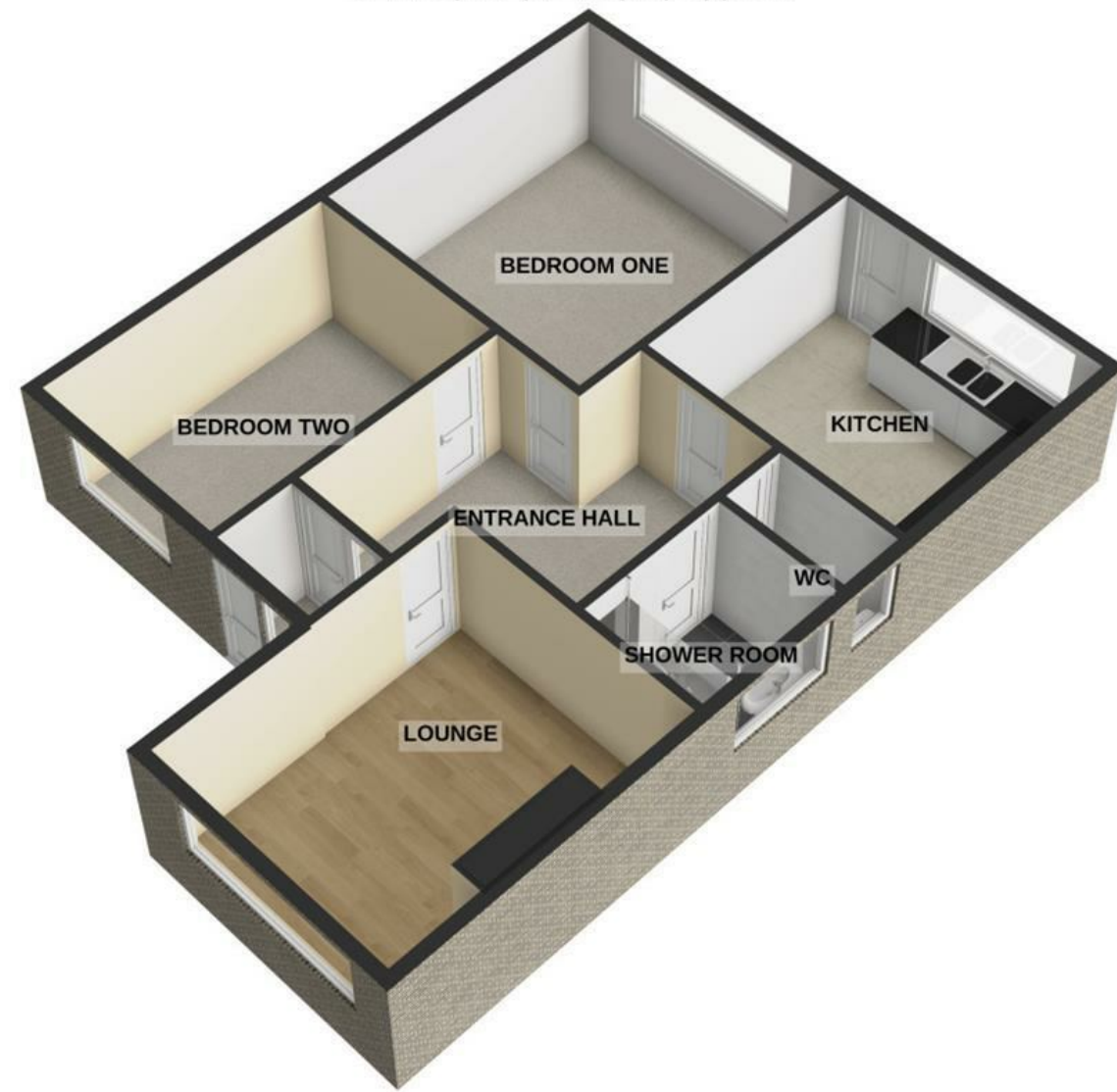


GROUND FLOOR
81.2 sq.m. (874 sq.ft.) approx.



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.



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



DEAL PLACE, LYTHAM ST. ANNES FY8 3EN

ASKING PRICE £267,500

- SEMI DETACHED TRUE BUNGALOW OFFERED WITH NO FORWARD CHAIN
- QUIETLY POSITIONED WITHIN A DESIRABLE CUL-DE-SAC

- TWO DOUBLE BEDROOMS, BRIGHT AND AIRY LOUNGE, KITCHEN, WET ROOM, SEPARATE WC, GARAGE AND DRIVEWAY, GOOD SIZE PRIVATE AND SUNNY REAR GARDEN
- CONVENIENTLY LOCATED CLOSE TO LOCAL SHOPS, SCHOOLS, TRANSPORT LINKS AND JUST A SHORT DRIVE TO ST ANNES SQUARE AND SEAFRONT





Entrance
UPVC double glazed door with opaque insert and opaque glass panel to the side leads into:

Porch
Cupboard housing consumer unit, electric and gas meters, wooden door with opaque glass panels and window to the side leads into:

Entrance Hall
10'10 x 10'08
Built in storage cupboards, (one houses 'Vaillant' boiler) loft access, double radiator, telephone point, doors lead to the following rooms:

Lounge
13'11 x 12'00
UPVC double glazed window to the front, tiled mantle and hearth, double radiator, fibre broadband point and television point.

Bedroom Two
14'01 x 9'10
UPVC double glazed window to the front, television point, double radiator.

Bedroom One
13'10 x 11'11 (to front of wardrobes)
UPVC double glazed window to the rear, fitted wardrobes with sliding doors, television point, double radiator.

Wet Room
6'05 x 5'05
UPVC double glazed opaque window to the side, mains plumbed shower, pedestal wash hand basin, wall mounted heated towel rail, fully tiled walls, vinyl flooring, recessed spotlights, extractor fan.

WC
5'06 x 2'07
UPVC double glazed opaque window to the side, WC, fully tiled walls, vinyl flooring, recessed spotlights.



Kitchen
11'05 x 9'10
UPVC double glazed door with opaque glass panel leads out to the rear garden, UPVC double glazed window to the rear, range of wall and base units with laminate work surfaces, stainless steel one and a half bowl sink with drainer, additional fitted cupboards, plumbed for washing machine and dishwasher, freestanding electric cooker with overhead extractor fan, double radiator.

Garage
Detached brick built garage with up and over door, further access can be gained from the rear garden via two UPVC doors and there is also UPVC double glazed window, power and light.

Outside
The front garden is mainly laid to gravel, with a selection of established shrub and planted borders. A tarmac driveway provides off-road parking and leads to the garage, with a secure side gate giving access to the rear garden.

The good-sized, private and sunny rear garden is arranged with a combination of paved and tarmac areas, alongside gravel and well-established shrub and planted borders. An outside water tap is also provided.

Other Details
Tenure: Freehold
Council Tax Band: C
Energy Rating: C

