



**WALMER ROAD, LYTHAM ST. ANNES
FY8 3HL**

ASKING PRICE £349,995

- WELL PRESENTED DETACHED TRUE BUNGALOW IN HIGHLY SOUGHT AFTER QUIET RESIDENTIAL LOCATION
- CONVENIENTLY LOCATED FOR EXCELLENT LOCAL SCHOOLS, SHOPS, TRANSPORT LINKS AND MOTORWAY ACCESS
- THREE BEDROOMS - BRIGHT AND AIRY LOUNGE - CONTEMPORARY KITCHEN - THREE PIECE SHOWER ROOM - SPACIOUS CONSERVATORY
- SUBSTANTIALLY SIZED SUNNY REAR GARDEN - GARAGE CONVERSION, DRIVEWAY AND CAR PORT

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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

Entrance gained via composite door leading into;

Entrance Hallway

Cupboard housing the fuse box and meters, loft hatch with pull down ladder leading to boarded loft space which has power and light, radiator, wood effect laminate flooring, doors to the following rooms;

Dining Room/Bedroom Three

10'10 x 9'10

UPVC double glazed window to the front, radiator, coving.

Lounge

17'3 x 11'11

UPVC double glazed walk in bay window to the front, large radiator, decorative wooden fireplace with marble backdrop and hearth housing living flame effect electric fire, television point, coving.

Shower Room

8'4 x 6'2

Three piece suite comprising of; overhead mains powered shower in cubicle, vanity wash hand basin with plentiful storage space beneath and WC, wall mounted towel heater, recessed spotlights, tiled floor and walls, two UPVC double glazed opaque windows to the side.

Bedroom Two

9' x 8'9

UPVC double glazed window to the side, radiator, coving.

Bedroom One

11'11 x 11'11

Radiator, coving, set of doors leading out to the conservatory.



Breakfast Kitchen

11'11 x 9'10

Good range of wall and base units, 'Quartz' work surfaces with incorporated bowl sink and drainer, breakfast bar, integrated appliances include; overhead illuminated extractor hood, four ring gas hob, 'Neff' microwave, 'Neff' electric oven, 'Lamona' dishwasher and fridge freezer, radiator, effect laminate flooring, recessed spotlights, cupboard housing 'Baxi' combi boiler which also provides storage space. The breakfast kitchen opens up to;

Conservatory

19'10 x 10'9

Radiator, roof lantern, television point, recessed spotlights, effect laminate flooring, space for dining table and chairs, coving, bi-folding doors open up to the rear garden.

Garage Conversion

19'25 x 11'5

Plumbed for a washing machine, fuse box, wood effect laminate flooring, recessed spotlights, set of swinging doors open to three piece white suite comprising of overhead mains powered shower in cubicle, pedestal wash hand basin and WC, UPVC double glazed window to the side, UPVC door. The current owner has retained the up and over door making it possible to convert back into a garage..

Outside

The front garden is laid with white stone chippings border by hedges for ease of maintenance, the side is a block paved driveway leading to the car port and garage. The generously sized rear garden is laid to lawn bordered by shrubs, bushes and established trees with large paved patio area to the immediate rear of the property providing plentiful space for garden furniture perfect for entertaining guests or enjoying the sun, green house, external water point and gate.



Other Details

Tenure: Leasehold

Number of years left on the lease: TBC

Ground rent: £8.25 paid every 6 months

Council Tax Band: E (£3,066.99 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	