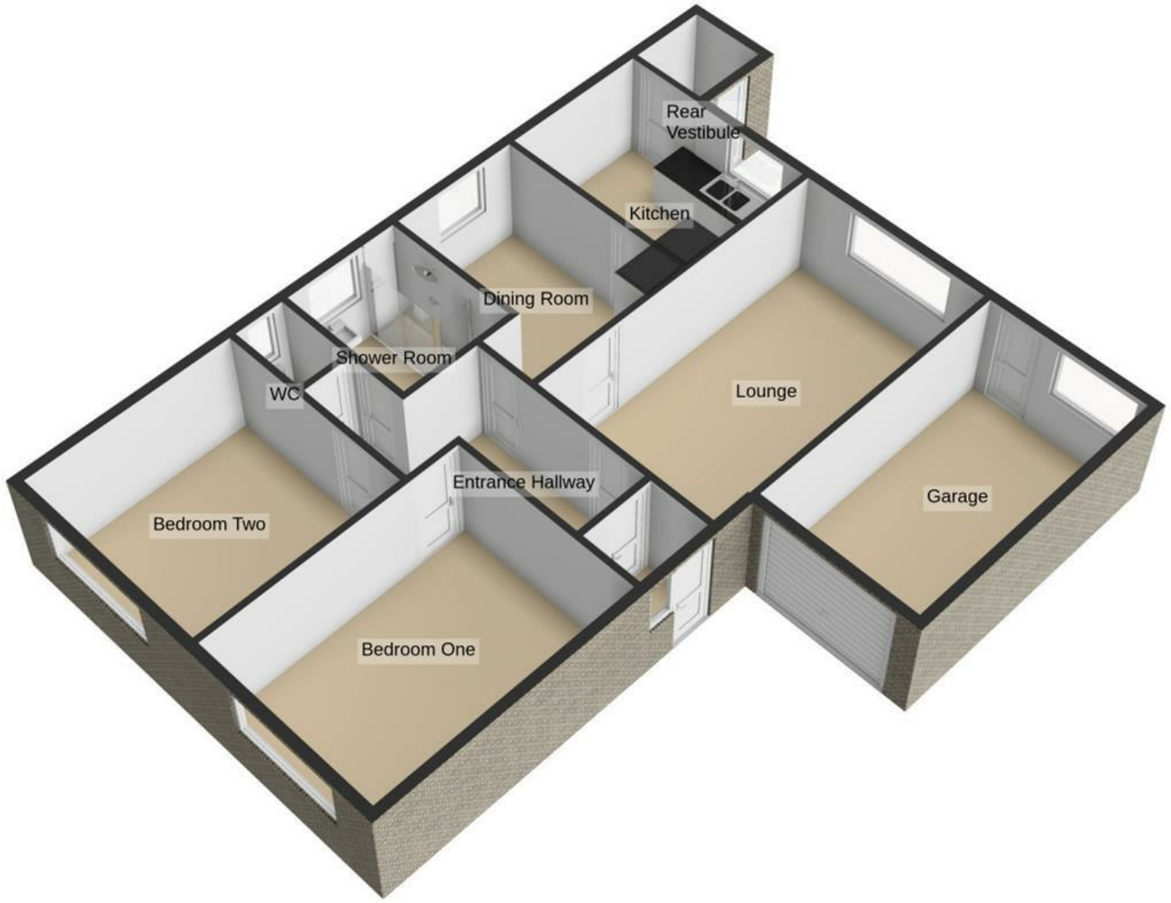
Ground Floor
1150 sq.ft. (106.8 sq.m.) approx.



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

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

GISBURN AVENUE, LYTHAM ST. ANNES FY8 3PB

ASKING PRICE £299,950

- ****SIGNIFICANTLY REDUCED****WELL PRESENTED DETACHED TRUE BUNGALOW IN QUIET RESIDENTIAL LOCATION OFFERED WITH NO CHAIN INVOLVED
- CLOSE TO LOCAL SHOPS, BUS ROUTES, ANSDELL MEDICAL CENTRE, MOTORWAY ACCESS, ANSDELL AND ST ANNES TOWN CENTRES
- TWO DOUBLE BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - FITTED KITCHEN - DINING ROOM - MODERN SHOWER ROOM AND SEPARATE WC
- PRIVATE AND ENCLOSED SOUTH WESTERLY FACING REAR GARDEN - DRIVEWAY AND GARAGE - EPC RATING: D

2 1 1 2 1

www.countyestateagentsltd.com

Entrance
Entrance gained via UPVC door with double glazed opaque inserts which leads into;

Entrance Vestibule
Cupboard housing gas, electric and water meters, tiled floor, door leading into;

Entrance Hallway
Radiator, loft hatch, doors lead into the following rooms;

Lounge
18'11 x 12'5
Large UPVC double glazed window to the rear allowing an abundance of natural light with a good view over the rear garden, three radiators, tiled fireplace housing living flame effect gas fire, television point, coving.

Dining Room
11'4 x 8'3
UPVC double glazed window to the side, large radiator, telephone point, door leading into;

Kitchen
11'3 x 9'1
Good range of wall and base units, laminate work surfaces, tiled to splash backs, one and half stainless steel bowl sink and drainer, plumbed for washing machine and dishwasher, space for hob, oven and fridge freezer, cupboard providing storage space with further cupboard housing 'Worcester' combi boiler, tiled floor, UPVC double glazed window to the rear, door leading into;

Rear Vestibule
Tiled floor, UPVC double glazed door with opaque inserts leads out to the rear garden.

Shower Room
8'1 x 5'3
Two piece white suite comprising of; overhead mains powered shower in large walk in shower cubicle and wall hung wash hand basin, extractor vent, floor mounted radiator, part tiled walls, part marble effect paneled walls, tile effect vinyl flooring, cupboard providing plentiful storage space, UPVC double glazed opaque window to the side.

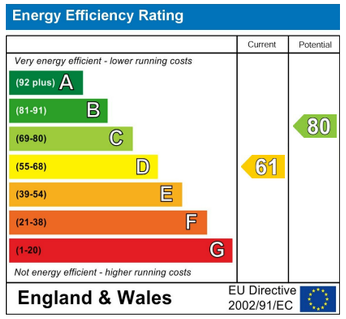
Separate WC
5'2 x 2'8
White WC, tiled walls, tiled floor, UPVC double glazed opaque window to the side.

Bedroom Two
12'5 x 12'1
Large UPVC double glazed window to the front, large radiator.

Bedroom One
15'3 x 11'4
Large UPVC double glazed window to the front, radiator.

Garage
17'1 x 10'
Access via electric up and over door the single brick garage has an external water point, windows to the rear and door leading into the rear garden.

Outside
The front garden is laid to lawn with established tree boarded by hedges and flower beds, to the side is a wooden gate, paved driveway providing off road parking for multiple vehicles and access to aforementioned garage.

The private and enclosed rear garden is laid to lawn bordered by tall hedges plus a selection of shrubs, established trees and flower beds perfect for enjoying the afternoon sun or entertaining guests, two paved patio areas perfect for garden furniture, outbuilding providing storage space for garden tools and furniture.

Other Details
Tenure: Freehold
Council Tax Band: D