



**GRASMERE ROAD, LYTHAM ST. ANNES
FY8 2RP**

ASKING PRICE £350,000

- WELL PRESENTED DETACHED DORMER BUNGALOW IN HIGHLY SOUGHT AFTER QUIET RESIDENTIAL AREA - OFFERED WITH NO CHAIN
- CONVENIENTLY LOCATED CLOSE TO THE BEACH, LOCAL SHOPS, BUS ROUTES, MOTORWAY ACCESS AND ST ANNES TOWN CENTRE
- THREE BEDROOMS - BRIGHT AND AIRY LOUNGE - CONVERTED LOFT ROOM - CONTEMPORARY THREE PIECE SHOWER ROOM - MODERN FITTED KITCHEN
- FRONT AND REAR GARDENS - DRIVEWAY - GARAGE - EPC RATING: TBC

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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

UPVC door with double glazed opaque decorative glass insert and window to side leading into;

Entrance Vestibule

Coat hooks, timber door with opaque glass inserts and opaque windows to both sides leading into;

Entrance Hallway

Large open hallway with radiator, cupboard housing fuse box and meters, staircase leading to converted loft room, understair storage cupboard, doors to the following rooms;

Lounge

15'3 x 10'11

Large UPVC double glazed walk in bay window to front and two further UPVC double glazed opaque windows to side allowing plentiful light, tiled fireplace housing living flame effect gas fire, double radiator, television and telephone points.

Bedroom One

13'11 x 11'

Large UPVC double glazed walk in bay window to front allowing plentiful light, double radiator, television point.

Bedroom Two

10'11 x 7'

UPVC double glazed window to the side, radiator.

Bedroom Three

11'10 x 11'

Double radiator television point, UPVC double glazed sliding door leading to raised paved patio area. This room could also be utilised as a dining room or further reception room.

Kitchen

15'9 x 8'8

Good range of contemporary wall and base units,



laminated work surfaces, one and a half ceramic bowl sink and drainer, integrated appliances include: overhead illuminated extractor hood, 'Bosch' four ring gas hob, 'Bosch' electric double oven, 'Bosch' dishwasher and fridge freezer, plumbed for a washing machine, cupboard housing 'Logik' combi boiler, radiator, wood effect laminate flooring, UPVC double glazed window to the rear, UPVC door with double glazed opaque inserts to the side.

Shower Room

8'7 x 7'2

The piece white suite comprising of; overhead mains powered shower in curved cubicle, pedestal wash hand basin and WC, floor mounted radiator, tiled floor, tiled walls, two UPVC double glazed opaque windows to the side.

Converted Loft Room

17'9 x 15'

Aforementioned staircase leads to spacious converted loft room with UPVC double glazed windows to front and side allowing plentiful light, radiator, two in-built cupboards.

Garage

17'1 x 8'8

Accessed via up and over door the garage has power, light, fuse box, work shop and UPVC double glazed window to the side.

Outside

The front garden is laid with golden gravel bordered by shrubs and bushes, Indian stone paved driveway to the side providing off road parking for numerous cars and access to aforementioned single brick built garage with up and over door which has a pitched roof. Private and sunny laid to lawn rear garden bordered various plants and shrubs, two patio areas ideal for placing garden furniture, large shed perfect



for storing garden furniture and tools, greenhouse and external water point.

Other Details

Tenure: Freehold

Council Tax Band: D



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	