



BUCKLEY GROVE, LYTHAM ST. ANNES
FY8 3FP

ASKING PRICE £299,950

- BEAUTIFULLY PRESENTED MODERN SEMI-DETACHED FAMILY HOME WITHIN HIGHLY SOUGHT AFTER DEVELOPMENT
 - CLOSE TO EXCELLENT LOCAL AMENITIES & TRANSPORT LINKS
- SPACIOUS LOUNGE - MODERN BREAKFAST KITCHEN - BRAND NEW CONSERVATORY - UTILITY - DOWNSTAIRS WC
 - THREE BEDROOMS - EN SUITE TO PRINCIPLE BEDROOM - FAMILY BATHROOM - LANDSCAPED REAR GARDEN - GARAGE & PARKING SPACE



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
Composite entrance door leads into:
Entrance Hall
Stairs to first floor, door to:

Lounge
16'4 x 15'10
Two double glazed windows to front, double glazed window to rear, feature Gazco eStudio 165R 'chromolight' fire, two radiators, television point.

Breakfast Kitchen
15'5 x 9'5
Matching range of base and wall units with laminate work surfaces, breakfast bar, one and a half bowl stainless steel sink and drainer, under-unit lights, integrated appliances include: fridge, freezer, dishwasher, oven, five ring gas hob with overhead illuminated extractor, microwave, double glazed window to front, radiator, open to:

Conservatory
9'5 x 7'9
UPVC double glazed windows and bi-folding doors leading to rear garden, LVT flooring, television point, power points.

Utility
6'7 x 4'7
Matching range of base and wall units with laminate worksurfaces, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, radiator, wall mounted concealed combination boiler, door to rear garden.

Downstairs WC
Two piece suite comprising of: pedestal wash hand basin with tiled splashback, WC, extractor fan, radiator.



First Floor Landing
Double glazed window to front, double glazed window to rear, radiator, loft access (part boarded), door to storage cupboard, doors to the following rooms:

Bedroom One
13'1 x 10'6
Double glazed window to front, built-in double wardrobe, radiator, television point, door to:

En Suite Shower Room
Three piece suite comprising of: recessed shower enclosure with fitted shower, corner pedestal wash hand basin and WC, part tiled walls, extractor fan, opaque double glazed window to rear, radiator.

Bedroom Two
9'8 x 7'8
Double glazed window to front, radiator.

Bedroom Three
9'8 x 7'4
Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator.

Bathroom
Three piece suite comprising of: bath with separate shower over and glass screen, pedestal wash hand basin and WC, part tiled walls, heated towel rail, extractor fan.

Outside
The front garden has been re-flagged with all new hedging.

The enclosed and landscaped rear garden has been thoughtfully designed for low-maintenance enjoyment with power, lighting and an outside water tap.

Garage
Brick-built single garage with up-and-over door, power and lighting and off street parking space to the front.



Other Details
Council Tax Band - D.
Tenure - Freehold.
Energy Rating - B.
Maintenance Charges - £165 per annum (maintenance of communal park and gardens, roads and lighting).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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