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@countyestateagentsltd.com

COUNTY
Estate Agents

St. Annes 01253 **711511**



BLACKPOOL ROAD NORTH, LYTHAM ST. ANNES FY8 3DB

£995 PER MONTH

- UNFURNISHED TWO BEDROOM SEMI DETATCHED TRUE BUNGALOW
- LOCATED CLOSE TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS - JUST A SHORT DRIVE TO ST ANNES SQUARE AND SEA FRONT
- SPACIOUS LOUNGE - KITCHEN - SHOWER ROOM - UTILITY SPACE - PRIVATE REAR GARDEN - GARAGE - OFF ROAD PARKING FOR SEVERAL VEHICLES

2 1 1 3 1






www.countyestateagentsltd.com









Entrance
UPVC double glazed door with leaded opaque panels leads into:

Entrance Hall
Cupboard housing consumer unit, gas and electric meters, radiator, loft hatch leading to a part boarded loft, doors lead to the following rooms:

Lounge
21'03 x 12'10
Three UPVC double glazed windows, one to the front and three to the side, wooden mantle piece and marble effect hearth, two radiators, fibre broadband, door leads to:

Inner Hallway
Doors lead to the following rooms:

Shower Room
5'08 x 5'05
UPVC double glazed opaque window to the rear, three-piece suite comprising of: WC, pedestal wash handbasin, corner shower cubicle with mains plumbed shower, wall mounted heated towel rail, recessed spotlights, extractor fan, vinyl flooring.

Kitchen
11'10 x 7'04
UPVC double glazed window to the side, range of wall and base units with laminate work surfaces, cupboard housing 'Heat Line' boiler integrated appliances include: stainless steel one and a half bowl sink and drainer, four ring gas hob with overhead extractor fan, electric oven with grill, freestanding dishwasher, panelled tiled effect splashbacks, double radiator, laminate flooring, recessed spotlights, door leads into:

Utility
Two UPVC double glazed doors with opaque panels to either side, two UPVC opaque windows to either side, washing machine, larder fridge, chest freezer, laminate worksurface.

Bedroom One
13'00 x 12'05
UPVC double glazed bay window to the rear, double radiator.

Bedroom Two
14'00 x 8'11
UPVC double glazed window to the front, double radiator.

Garage
Brick built garage with up and over door, power and light.

Outside
The front of the property is laid to tarmac and gravel with planting borders. The driveway leads to the garage.

The rear garden is part paved, part laid to gravel and tarmac with well established privet hedging. There is a brick built outbuilding and a wooden shed. providing ample storage.

Other Details
Council Tax Band: C
Energy Rating: D

