



113 Blackpool Road North

Lytham St. Annes, FY8 3DB

- **Semi detached true bungalow**
- **Two double bedrooms**
- **21' Lounge**
- **Modern kitchen**

£195,000

EPC Rating '55'





Property Description

Well presented two bedroom semi detached true bungalow situated in a quiet convenient location. The accommodation briefly comprises entrance hall, lounge, kitchen, utility/rear porch, shower room and two double bedrooms. The property also boasts gas central heating, double glazing, easily maintained garden areas to the front and rear, driveway providing off street parking for several vehicles and garage. Recently decorated and new carpets throughout. No chain involved. Council tax band C. Freehold. EPC rating D

ENTRANCE HALL

UPVC double glazed front entrance door. Meter cupboard. Central heating radiator. Loft access/

LOUNGE

21' 4" x 12' 8" (6.5m x 3.86m) Double glazed window to the front elevation. Three double glazed windows to the side elevations. Two central heating radiators. Two wall lights. Feature fireplace with inset electric



fire.

KITCHEN

11' 8" x 7' 3" (3.56m x 2.21m) Range of modern fitted wall and base units with complementary work surfaces. Four ring gas hob. Electric oven. Stainless steel extractor. One and a half bowl stainless steel sink unit with mixer tap. Plumbed for an automatic washing machine. Double glazed window. Central heating radiator. Spotlights. Door into utility area/rear porch.

UTILITY ROOM/REAR PORCH

Double glazed door to the rear garden. Double glazed door to the driveway. Double glazed window. Plumbing for an automatic washing machine.

BEDROOM ONE

12' 9" x 12' 4" (3.89m x 3.76m) (at widest points)

Double glazed bay window to the rear. Central heating radiator.

BEDROOM TWO

14' x 8' 9" (4.27m x 2.67m) Double glazed window to the front. Central heating radiator.

SHOWER ROOM

White pedestal wash hand basin, low flush wc and corner shower cubicle. Double glazed window to the rear. Chrome heated towel rail. Extractor fan. Spotlights.

OUTSIDE SPACE

Easily maintained garden area to the front. Driveway to the side providing off street parking for several vehicles leading to garage with an up and over door. Enclosed garden to the rear with a paved patio area. Brick outhouse. Timber shed.

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