



Blundell Road

Lytham St. Annes

Offers Over **£200,000**

12 Blundell Road

Lytham St. Annes, Lytham St. Annes

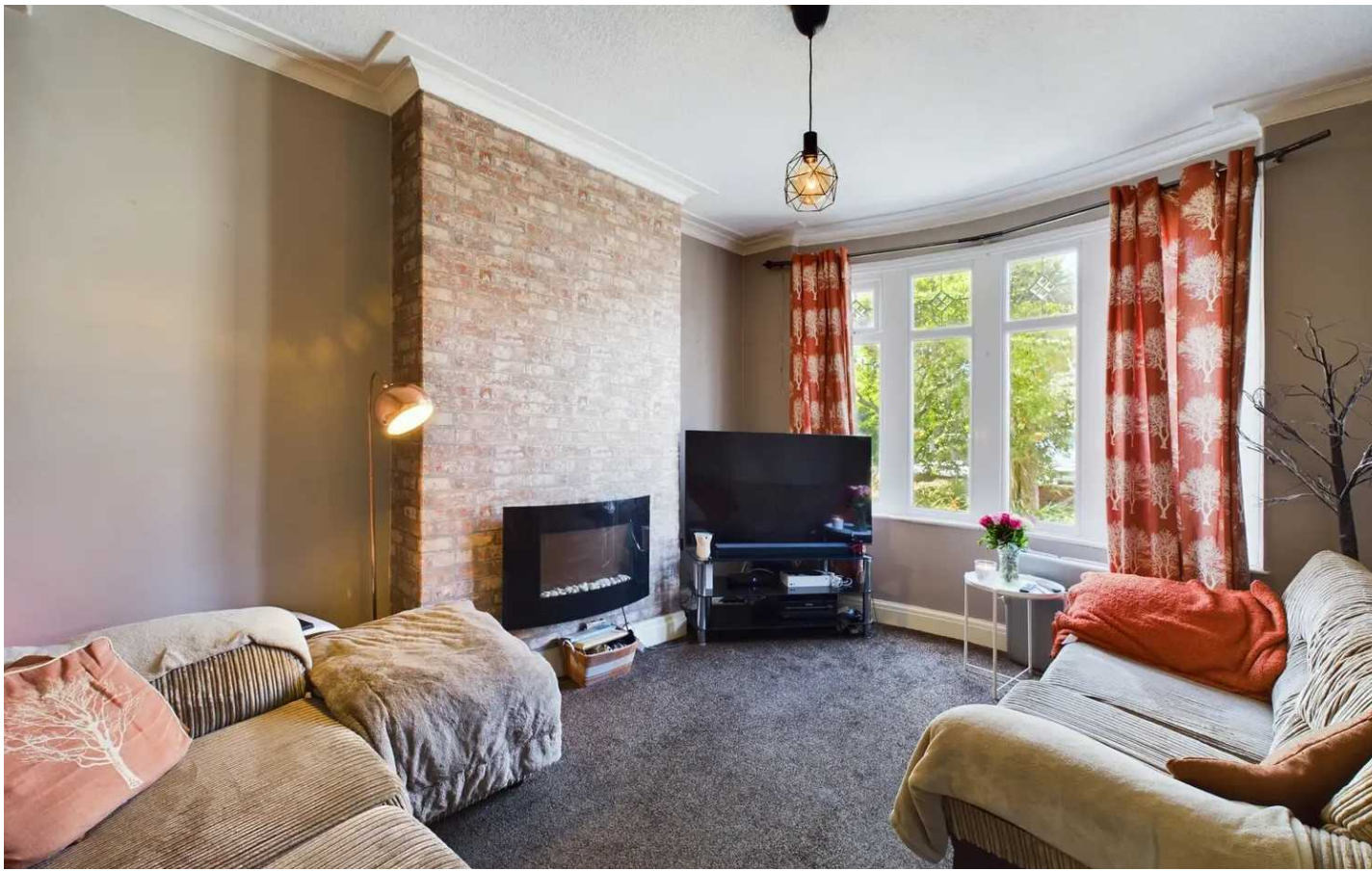
Three bedroom semi detached property located in a popular residential area of St Anne's close to local shops and amenities. The property briefly comprises of Hallway, GF WC, Lounge, open plan Kitchen/Diner and Conservatory to the ground floor. Upstairs there are three bedrooms and four piece suite family bathroom. Externally there is a generous sized south facing enclosed garden to the rear with access to the garage and to the front a gravelled garden providing off road parking. Sold with no chain.

Council Tax band: C

Tenure: Leasehold

- **No Chain**
- **Conservatory**
- **South Facing Garden**
- **Garage and Off Road Parking**



**Hallway**

16' 7" x 5' 9" (5.05m x 1.75m)

Under stairs storage and access to ground floor WC.

Lounge

14' 0" x 9' 11" (4.27m x 3.01m)

UPVC double glazed window to the front elevation and radiator. Sliding doors leading onto the dining room.

Wc

6' 0" x 3' 3" (1.83m x 0.98m)

Ground floor WC with wash basin.

Dining Room

10' 10" x 11' 9" (3.29m x 3.59m)

Open plan kitchen/dining room. Laminate flooring, radiator.

Kitchen

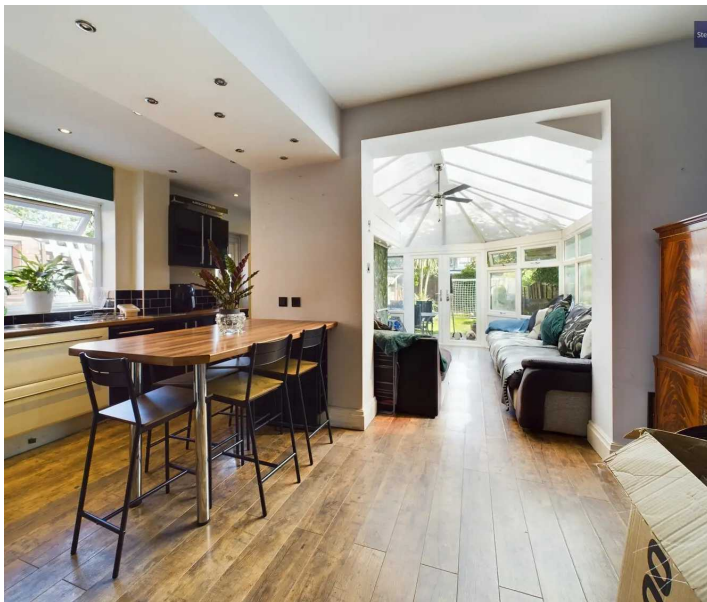
17' 3" x 6' 2" (5.25m x 1.88m)

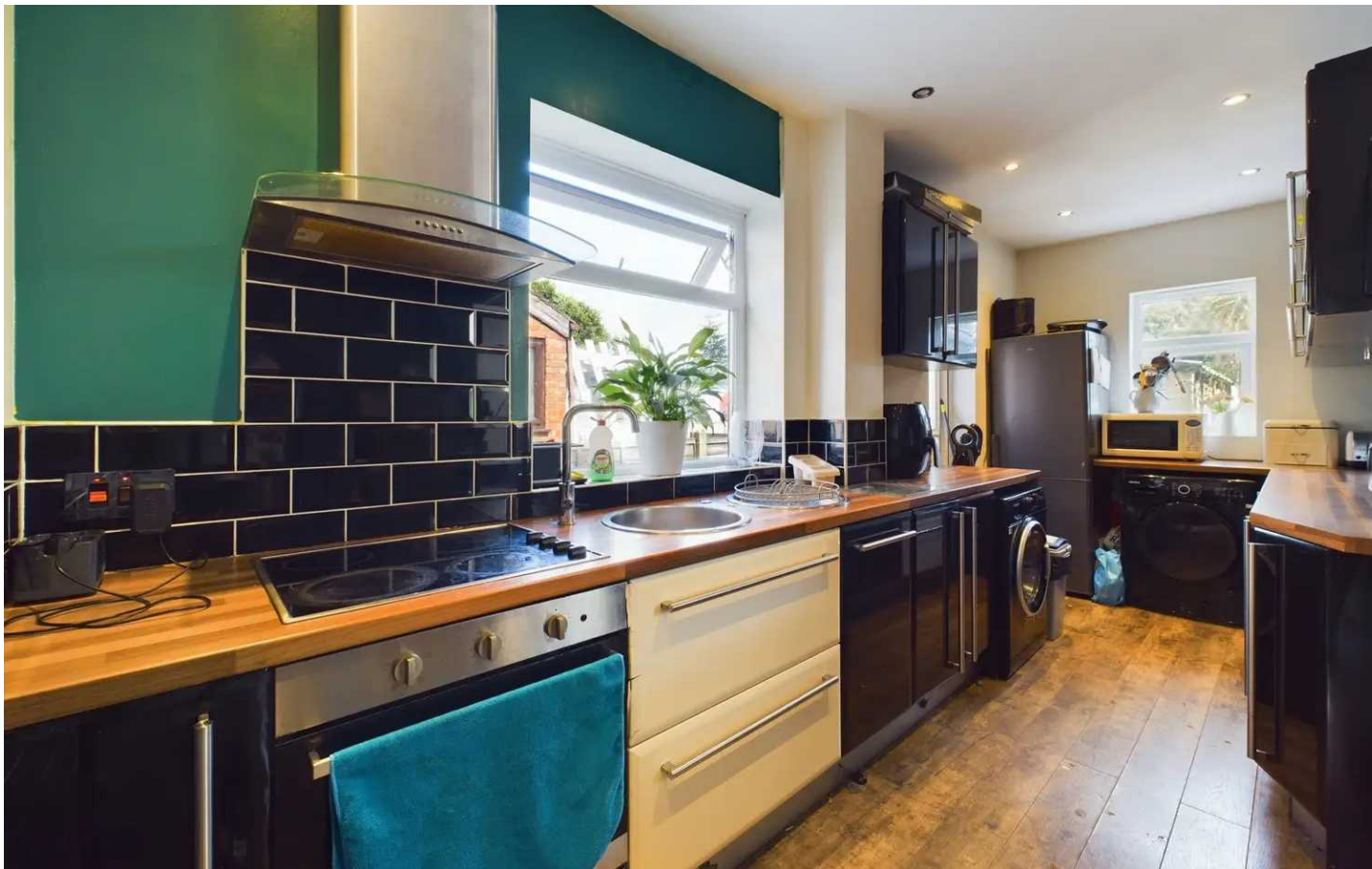
Matching range of base and eye level units with fitted worktops, integrated electric oven and four ring hob with extractor hood, stainless steel bowl sink and drainer. Plumbing for washing machine. UPVC double glazed windows to the side and rear elevations and door leading onto the side of the property. Breakfast bar with room for bar stools.

Conservatory

12' 10" x 9' 1" (3.92m x 2.76m)

Leading off from the dining room. Upvc double glazed windows and patios doors leading onto the garden. Radiator and laminate flooring.





Landing

8' 0" x 3' 2" (2.44m x 0.96m)

Access to the loft.

Bedroom 1

13' 3" x 9' 7" (4.04m x 2.93m)

UPVC double glazed window to the front elevation, radiator and fitted wardrobes.

Bedroom 2

12' 0" x 10' 8" (3.67m x 3.25m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom 3

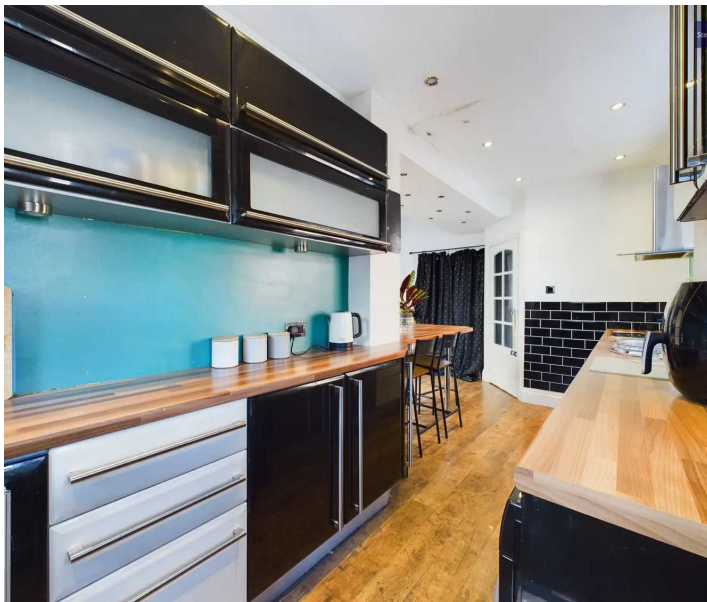
8' 0" x 6' 1" (2.43m x 1.85m)

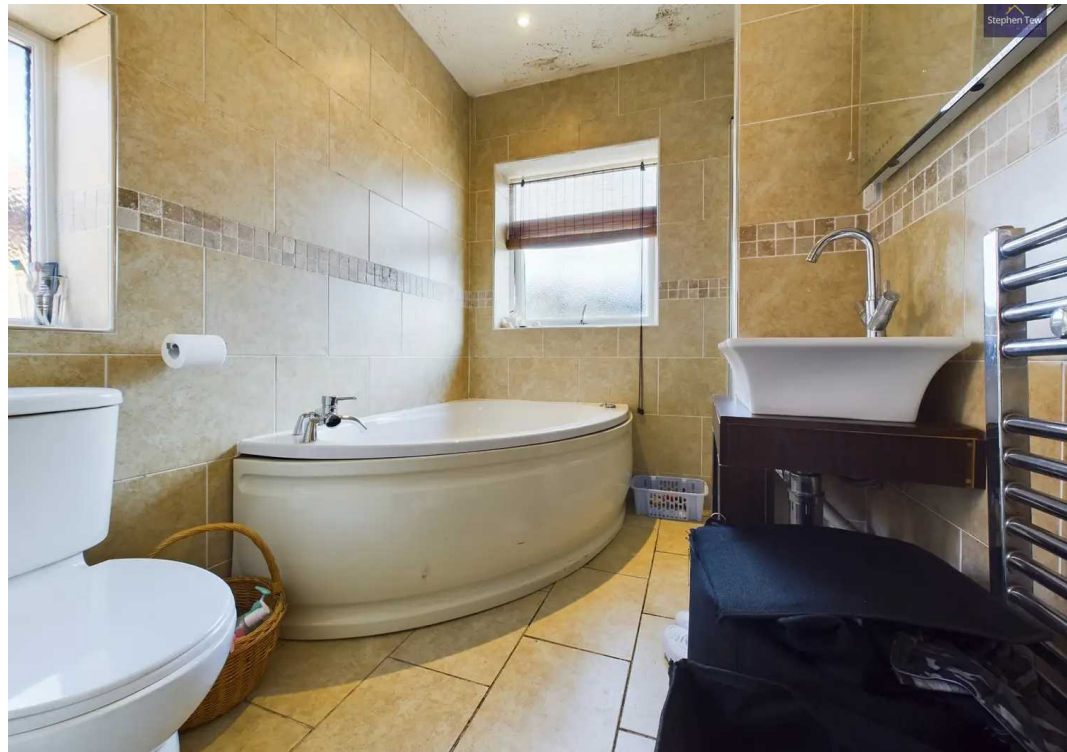
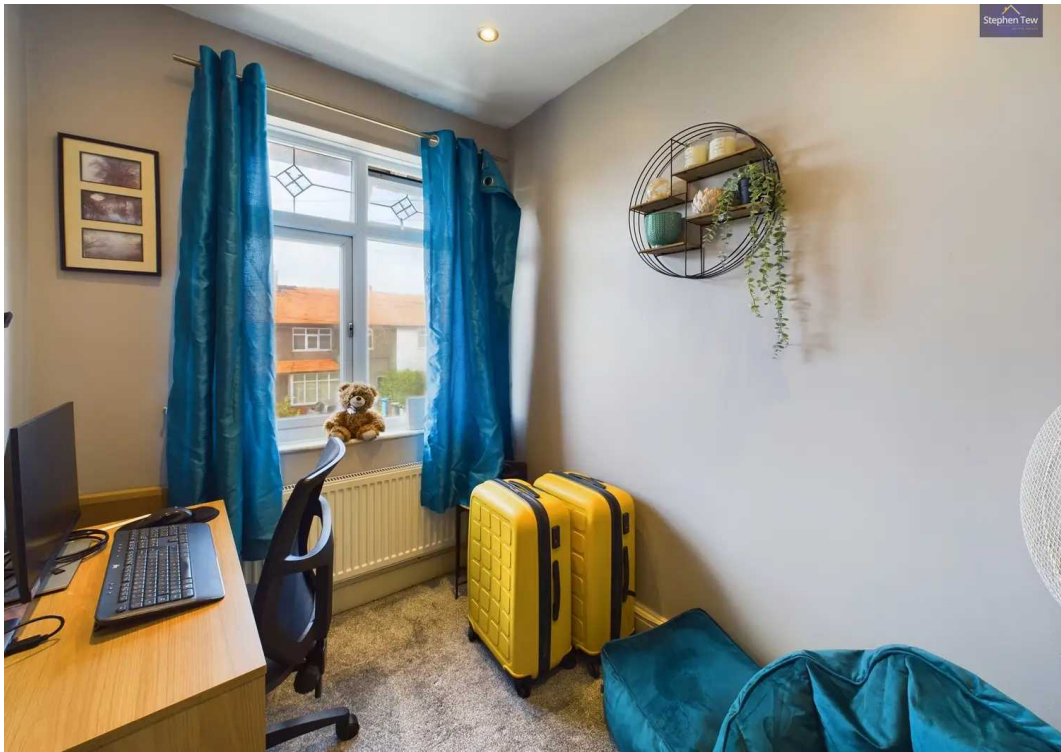
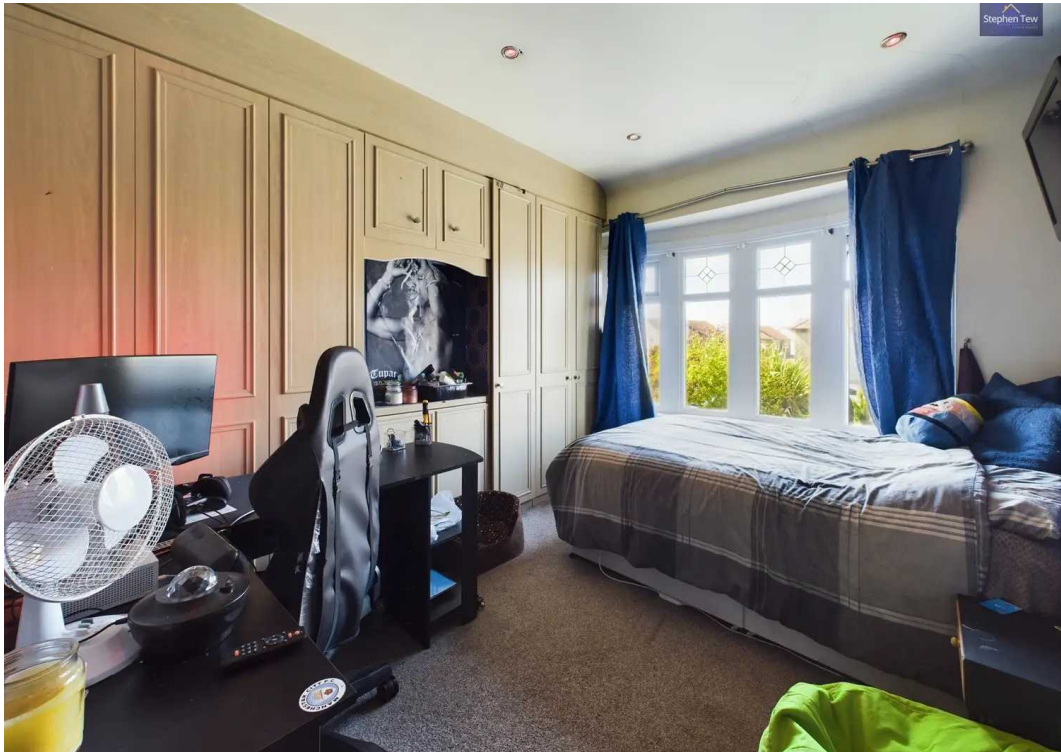
UPVC double glazed window to the front elevation, radiator.

Bathroom

7' 9" x 6' 0" (2.36m x 1.84m)

Four piece white suite comprising of low flush WC, wash basin, corner jacuzzi bath and separate enclosed shower cubicle. Motion sensed LED mirror, heated towel rail and uPVC double glazed opaque window to the rear elevation.







FRONT GARDEN

Gravelled garden to the front providing off road parking.

REAR GARDEN

South facing enclosed garden to the rear. Lawn area and paved patio to the back. Access to the garage.

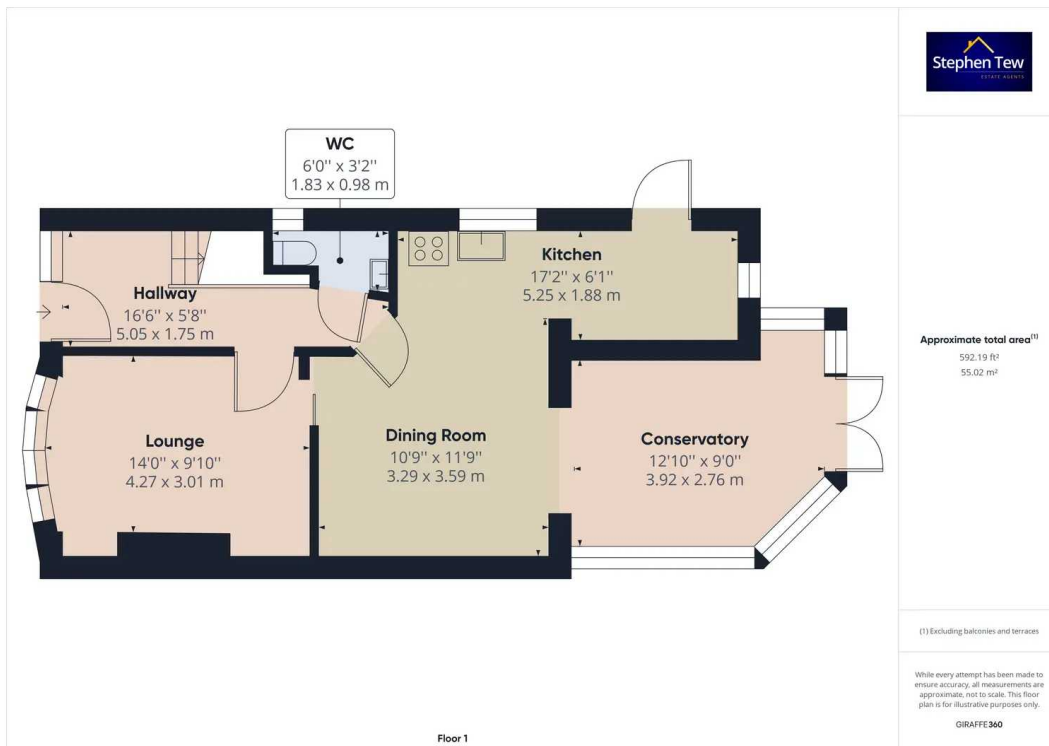
GARAGE

Single Garage

OFF ROAD

1 Parking Space







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