

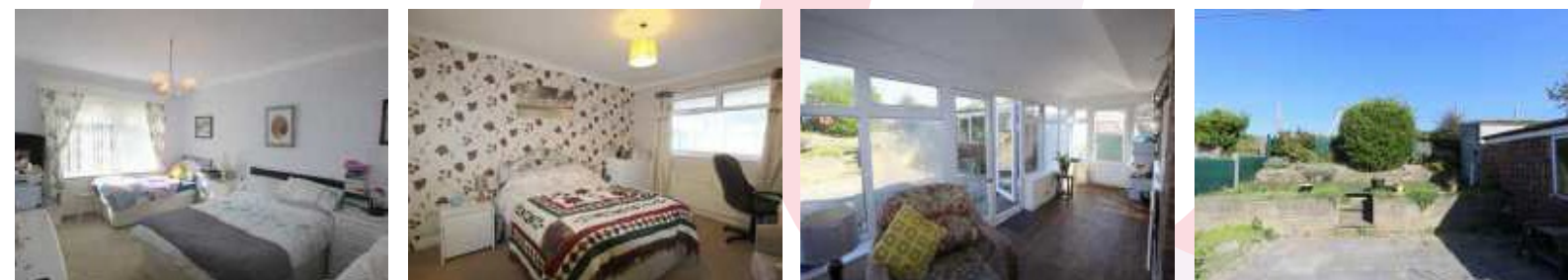


KILGRIMOL GARDENS, ST ANNES, FY8 2RA

£215,000

- SPACIOUS SEMI DETACHED TRUE BUNGALOW IN HIGHLY SOUGHT AFTER LOCATION
 - TWO MINUTE WALK TO THE BEACH - CLOSE TO ST ANNES SQUARE & BUS ROUTES - LOUNGE
- 2 DOUBLE BEDROOMS - DINING KITCHEN & BATHROOM - CONSERVATORY - REAR GARDEN
 - GARAGE & OFF ROAD PARKING - Energy Rating - D

 X 2
  X 1
  X 1
  X 4
  X 1
  Garden



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 of them.



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Entrance

Composite door with double glazed opaque leaded glass inserts and double glazed opaque windows to both sides and above leading into;

Porch

Tiled flooring, timber door with opaque leaded glazed insert and opaque leaded windows to both sides leading into;

Hallway

L shaped hallway with radiator, cloak cupboard housing alarm system and meters, further storage cupboard, loft hatch, coving, doors leading to the following rooms;

Lounge 16' x 11' (4.88m x 3.35m)

Large UPVC double glazed window to front allowing plentiful light, wooden fire surround with marble back drop and hearth housing gas fire, double radiator, television point, wall lights, coving.

Bathroom 7'4 x 5'10 (2.24m x 1.78m)

UPVC double glazed opaque window to side, three piece white suite comprising; bath with overhead shower and glass shower screen, pedestal wash hand basin, WC, wood effect vinyl flooring, tiled walls, radiator.



Bedroom One 16'11 (to front of wardrobes) x 11' (5.16m (to front of wardrobes) x 3.35m)

Large master bedroom with UPVC double glazed window to front, fitted wardrobes with overhead storage cupboards, radiator, television point.

Bedroom Two 13'6 (to front of wardrobes) x 10'11 (4.11m (to front of wardrobes) x 3.33m)

UPVC double glazed window to rear, fitted wardrobes, radiator, television point.

Dining Kitchen 12' x 11'11 (3.66m x 3.63m)

UPVC double glazed window to side, comprehensive range of fitted wall and base units with laminate work surfaces, tiled to splash backs, stainless steel sink and drainer, integrated electric oven, four ring gas hob with overhead extractor, space for fridge freezer, plumbed for washing machine, tile effect vinyl flooring, radiator, television point, space for table and chairs, UPVC door with double glazed insert leading into;



Conservatory 21'5 x 12'9 (widest points) (6.53m x 3.89m (widest points))

L shaped brick base built conservatory, radiator for all year round use, UPVC double glazed windows to both sides and rear, television point, UPVC double glazed French doors leading out to the rear garden, further UPVC double glazed door leading out to the driveway.

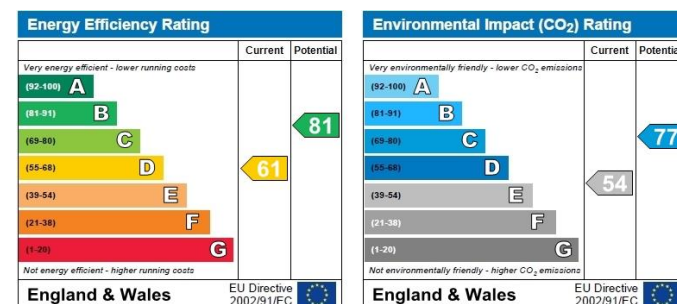
Outside

Gravelled front garden and tarmacked driveway providing off road parking for numerous cars and access to single brick built garage swing door. Private rear garden which is paved for ease of maintenance, raised area with shed.

Other Details

Tenure - FREEHOLD

Tax Band - C



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