



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square
Lytham
Lancashire FY8 5JP

Telephone
01253 796996

E-mail
info@lythamestateagents.co.uk
Web
www.lythamestateagents.co.uk



3 Downham Place, St Annes, FY8 3PX

£220,000

This Three/Four Bedroom Semi Detached Dormer Bungalow Is Ideally Located Close To Local Shops And Amenities. Property Comprises: Lounge Diner, Dining Kitchen, Ground Floor Bathroom and Second Reception Room/Bedroom Four To The Ground Floor. Three Bedrooms & Bathroom To The First Floor. Garden To Front & Rear, Off Road Parking & Garage. No Chain!



Entrance

UPVC outer door with glazed insert leading to:

Entrance Porch

Part tiled walls, wooden door with glazed inserts leads to:

Hallway

Cupboard housing consumer units, stairs leading to first floor, radiator and doors leading to:

Lounge Diner



Two double glazed windows to the front of the property and further double glazed window to the side allowing plenty of natural light. Tiled fire surround with inset coal effect gas fire. TV aerial, two radiators and wall lights.

Bathroom

Double glazed obscure window to the side. Three piece suite comprising: Bath with wall mounted mains shower attachment and mixer tap, inset wash hand basin with cupboard below and mixer tap, push button flush WC. Ladder style radiator.

Dining Kitchen



Double glazed window to the rear and two double glazed windows to the side of the property. UPVC double glazed door leading to the rear garden. Wide range of wall and base units with contrasting work surfaces incorporating inset 1 1/2 stainless sink and drainer unit mixer tap. Fitted AEG four ring gas hob and built in Stoves oven and grill. Space and plumbing for washing machine and space for fridge, freezer and dishwasher. Extractor, part tiled walls and inset lighting. Space for table and chairs.

Second Reception Room/ Bedroom Four



Double glazed sliding patio doors leading to the rear garden. Door leading to storage cupboard and radiator.

First Floor Landing

Approached via the aforementioned staircase. Doors leading to:

Bedroom One



Double glazed window to the front of the property. Wide range of fitted wardrobes, drawers and dressing table. Radiator and TV aerial.

Bedroom Two



Double glazed window to the rear. Wide range of fitted wardrobes, drawers and cupboards. Radiator.

Bedroom Three



Double glazed window to the rear. Radiator.

Bathroom



Double glazed obscure window to the side of the property. Three piece suite comprising: Walk in mains shower attachment with glass shower screen. Wash hand basin and WC set in vanity unit with cupboards below. Loft hatch and ladder style radiator. Door to:

Storage Cupboard

Wall mounted Vaillant boiler, radiator and light

External



To the front Paved front garden, gravel area with well established shrubs and plants. Driveway leading to the garage and gate to rear garden.

To the rear Laid to lawn with well established plants and shrub flower beds. Patio areas and personal access door leading to the garage.

Garage

Up and over door.

Additional Information

Tenure - Freehold

Council Tax Band -

EPC Results

Current Energy Efficiency Rating - D (65)

Potential Energy Efficiency Rating - B (81)

Disclaimer:

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, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.

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Floor Plans



Ground Floor
Area: 69.8 m² ... 751 ft²



First Floor
Area: 53.1 m² ... 571 ft²

Total Area: 122.8 m² ... 1322 ft²



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