



## **7 Rufford Road, Lytham St Annes, FY8 4AY**

**£265,000**

*This Beautiful Three Bedroom Semi-Detached Bungalow Has Been Finished To A High Standard And Is Ideally Located Within Easy Reach Of Local Schools, Shops & Amenities. Tastefully Appointed Throughout, The Property Comprises: Lounge With Feature Wood Burning Fire, Stunning Fitted Dining Kitchen, Three Bedrooms, Two Bathrooms, Separate WC, Low Maintenance Gardens, Off Road Parking And A Garage.*



### Entrance Porch

Accessed via double opening exterior doors with glazed bevelled insert to the front. Ceiling light and tiled flooring with recessed door mat. Further door to:

### Entrance Hall

Turned to staircase leading to the first floor. Wood flooring, cupboard housing fuse box, radiator and spot lighting to ceiling. Doors to the following rooms:

### Storage/Utility Cupboard

Space and plumbing for washing machine and freezer or tumble dryer. Shelving and ceiling light.

### Open Plan Dining Kitchen



UPVC double glazed bay window and two further windows to the side. Two Velux skylights. UPVC French doors to the rear, with built-in blinds and external lights. Range of fitted wall and base units with complementary granite work surfaces and matching island (with power sockets). Under mount 1 ½ bowl stainless steel sink and chrome mixer tap. Integrated fridge and dishwasher. Space for freestanding range cooker/AGA, with tiled splash back. Wall light points, low hanging ceiling lights, two radiators and space for dining table and chairs.

### Lounge



UPVC double glazed bay window to the front. Two further UPVC double glazed windows to the side. Recessed fireplace with remote control electric wood burning stove (potential for real wood burning stove). Wood flooring, radiator and TV aerial point.

### Master Bedroom



UPVC double glazed window to the front, with blackout roller blind. TV aerial point, radiator and ceiling light.

### En-Suite Shower Room



UPVC obscure double glazed window to the rear. Three piece white suite comprising: walk-in shower with glass screens, overhead rain shower, hand attachment and thermostatic controls; wall mounted wash hand basin with chrome mixer tap; and WC with dual push button flush. Madrid marble tiled splash backs, mirror fronted vanity cabinet, vinyl flooring, radiator, extractor fan and spot lighting to ceiling.

### Ground Floor WC

UPVC double glazed window to the rear. Two piece white suite comprising: vanity unit with inset wash hand basin and chrome mixer tap; and WC with dual push button flush. Tiling to splash back, radiator, extractor fan and spot lighting to ceiling.

### First Floor Landing

Aforementioned staircase from the ground floor. UPVC double glazed window to the rear. Velux Skylight. Ceiling light. Doors leading to the following rooms:

### Bedroom Two



Two Velux skylights incorporating blackout blinds. TV aerial point, ceiling light and radiator. Storage cupboard housing Ferroli combi boiler.

### Bedroom Three



Two Velux skylights incorporating blackout blinds. TV aerial point, ceiling light and radiator.

### Shower Room

UPVC double glazed obscure window to the rear. Three piece suite comprising: Corner shower with glass door and screen, overhead rain shower and hand attachment; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Mosaic tiling to splash backs, wall light point, radiator and extractor fan.

### External



To the front, walled garden with stone chipped and planted flower beds. Tarmac driveway leading down the side of the property.

To the rear, a paved patio with planted flower beds. Rear access gate leading to the garage.

### Garage

Accessed via up and over door. UPVC window and part opaque door to the side, giving access to the rear garden. Power and lighting.

### Additional Information

Tenure - Leasehold

Council Tax Band - C

### EPC Results

Current Energy Efficiency Rating - F (34)

Potential Energy Efficiency Rating - C (71)

Current Environmental Impact Rating - F (32)

Potential Environmental Impact Rating - D (67)

### 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.

## Floor Plans

