



2 bed bungalow to buy in FY8

Lowton Road, St. Annes, Lytham St. Annes,
Lancashire, FY8 3JD

£275,000 Starting Bid

H x 2 D x 2 C x 2

Tenure

Leasehold

Driveway & Garage parking

Property features

- ✓ Cash Buyers Only
- ✓ 2 BATHROOMS
- ✓ VERY LARGE ROOMS
- ✓ Converted Garage / Games Room / Home Study
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

AN EXCEPTIONAL DETACHED BUNGALOW WITH STUNNING VAULTED LIVING SPACE – BEAUTIFULLY PRESENTED, READY TO MOVE INTO, AND SET IN A HIGHLY SOUGHT-AFTER LOCATION. Unique are pleased to offer this property to the open market.

Vaulted Ceiling Lounge Diner | Multi-Fuel Log Burner | Stylish Modern Kitchen | Conservatory | Two Double Bedrooms | Luxury Bathroom & En-Suite | Extensive Driveway | Large Converted Garage / Versatile Space

Call Unique today – properties of this quality rarely stay on the market for long.

Welcome to Lowton Road, a truly impressive detached bungalow offering generous living space, striking architectural features and stylish modern interiors. Beautifully maintained and thoughtfully designed, this home provides the perfect balance of comfort, character and practicality, making it ideal for buyers seeking something a little special.

Positioned within a highly desirable residential location, the property enjoys convenient access to local amenities, reputable schools and excellent transport links, making it perfectly suited to both families and professionals.

A recently fitted side entrance door leads into a welcoming vestibule which opens into a bright and inviting central hallway.

The heart of the home is the spectacular open plan lounge diner, a truly standout space designed for both relaxing evenings and entertaining guests. The room features a magnificent vaulted ceiling, creating a wonderful sense of light and space, while the multi-fuel log burner provides a warm and cosy focal point during the cooler months. From here, stairs rise to the first-floor landing.

The first-floor bedroom is a generous double, complemented by a wide range of fitted wardrobes and a stylish en-suite shower room, offering a private and peaceful retreat.

The modern fitted kitchen is beautifully presented with an excellent range of wall and base units, complemented by quality work surfaces. Integrated appliances include a double oven, hob, extractor fan and dishwasher, alongside space for a freestanding American-style fridge freezer. The kitchen flows effortlessly into a spacious conservatory, a fantastic additional living area overlooking and providing direct access to the rear garden.

The ground floor bedroom is another excellent double room, complete with an extensive range of fitted wardrobes. The luxury shower room has been finished to a high standard and features a contemporary three-piece suite including a walk-in wet-room style shower, wash hand basin and WC, with sleek fully tiled walls.

Externally, the property continues to impress. A large driveway provides parking for numerous vehicles, while a carport offers additional covered parking. A further highlight is the substantial brick-built garage, which has already been finished with hardwood flooring, creating a highly versatile space. This could easily serve as a home office, studio, gym, guest accommodation or potential annex (subject to any necessary permissions).

This beautiful and individual bungalow offers far more than first impressions suggest, combining unique architectural features, generous living space and a prime location.

Homes of this style and quality rarely become available – early viewing is highly recommended to avoid disappointment.

LOUNGE DINER - 7.72 x 3.93 m (25'4" x 12'11" ft)

KITCHEN - 3.76 x 3.64 m (12'4" x 11'11" ft)

CONSERVATORY - 3.43 x 3.11 m (11'3" x 10'2" ft)

GROUND FLOOR BEDROOM - 3.99 x 3.85 m (13'1" x 12'8" ft)

GROUND FLOOR BATHROOM - 2.43 x 2.21 m (7'12" x 7'3" ft)

FIRST FLOOR BEDROOM - 4.77 x 3.68 m (15'8" x 12'1" ft)

EN-SUITE - 1.93 x 1.80 m (6'4" x 5'11" ft)

CONVERTED GARAGE/HOME OFFICE - 7.68 x 3.75 m (25'2" x 12'4" ft)

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 927

Annual Ground Rent Amount: £12.00

Price: Starting Bid £275,000

Property Type: Bungalow

Parking: Driveway & Garage

Year built: 1954

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Known property issues: Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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