


## 3 bed detached bungalow to buy

Sherwood Road, Lytham St. Annes, Lancashire, FY8 4BL

# £155,000 Starting Bid

x 3 x 1 x 1

Tenure

**Leasehold**

Driveway & Garage parking

## Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Fantastic Modernisation Potential
- Driveway Providing Off-Road Parking & Single Garage
- Detached True Bungalow In A Popular Residential Location
- EPC Rating E

## Key Information

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

## Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000.

Situated in a popular location, this detached true bungalow presents an excellent opportunity for purchasers looking to modernise and create a home to their own taste and specification. Offering spacious accommodation, the property provides fantastic potential for improvement.

The accommodation comprises an entrance porch, welcoming hallway, lounge, kitchen diner, three bedrooms and a shower room.

Externally, the property benefits from a low-maintenance gravelled front garden and a driveway providing off-road parking. To the rear is a private garden, mainly laid to lawn, together with a single garage.

Offering excellent potential in a desirable residential location, early viewing is highly recommended!

Additional information which has been provided by the seller:

The property is located in an area with a history of settlement issues, which occurred in the 1970s. We understand that there has been no material movement in the area since that time. As far as we are aware, no insurance claim or settlement has ever been made in respect of subsidence at the property. We have also been informed that the garage roof may contain asbestos, although this has not been independently inspected or verified. Prospective buyers are advised to make their own enquiries and checks they consider necessary in relation to the above matters. Buyers should also satisfy themselves as to the property's suitability for mortgage lending.

Council Tax Band: D

Tenure: Leasehold

Annual Ground Rent Amount: £14.00

Price: Starting Bid £155,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Year built: 1960

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Known property issues: Subsidence, Asbestos

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: Yes

Restrictions: No

Required access: No

Heating: Electric

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

## Ground Floor

## Porch

*1.21m x 1.00m (3'11" x 3'3")*

## Door To:

## Entrance Hallway

*4.95m x 3.34m (16'2" x 10'11")*

Telephone point, airing cupboard, doors to:

## Lounge

*5.45m x 3.32m (17'10" x 10'10")*

Double glazed bow window to front, two obscured windows to side, fireplace with electric fire, TV point, underfloor heating installed (untested, working condition unknown).

## Kitchen/Diner

*4.58m x 2.71m (15'0" x 8'10")*

Fitted with a matching range of base and eye level units with worktop over, 1 1/2 stainless steel sink with drainer and mixer tap, four ring electric hob, extractor hood, electric fan oven and microwave, space for under counter fridge, integrated washing machine, part tiled walls, double glazed window to side and rear, door to side, electric radiator, underfloor heating installed (untested, working condition unknown).

## Bedroom One

*3.64m x 3.32m (11'11" x 10'10")*

Double glazed window to front, underfloor heating, underfloor heating installed (untested, working condition unknown).

## Bedroom Two

*3.30m x 3.16m (10'9" x 10'4")*

Double glazed window to rear, underfloor heating installed (untested, working condition unknown).

## Bedroom Three

*3.29m x 1.98m (10'9" x 6'5")*

Double glazed window to rear, underfloor heating installed (untested, working condition unknown).

## Shower Room

*2.31m x 1.81m (7'6" x 5'11")*

Fitted with a three piece suite comprising shower cubicle with glass screen and tray, electric shower, WC, hand wash basin, tiled walls, obscured double glazed window to side, heated towel rail.

## External

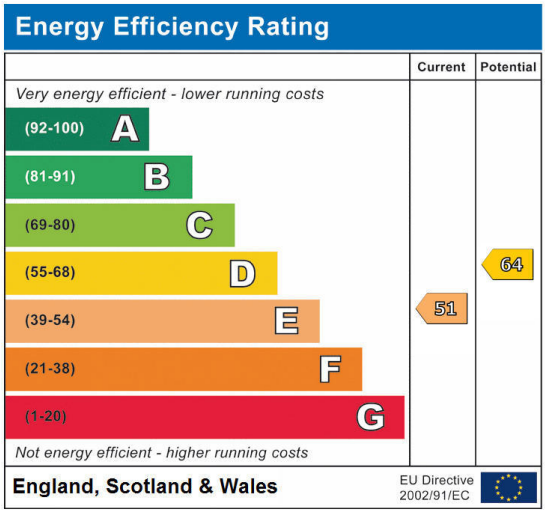
Low maintenance gravelled garden to front with planted border, driveway to side providing off street parking and access to the single garage. To the rear is a private garden mainly laid to lawn with established borders.

## Garage

*6.32m x 2.70m (20'8" x 8'10")*

Up and over door, two windows to side, window to rear, door to side.

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

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