



3 bed bungalow to buy in FY8

Crosland Road North, Lytham St. Annes,
Lancashire, FY8 3EW

£175,000 Starting Bid

 x 3  x 2  x 1

Tenure

Leasehold

Driveway & Garage parking

Property features

- ✓ Immediate 'exchange of contracts' available Being sold via 'Secure Sale'* BRIGHT & SPACIOUS SEMI DETACHED DORMER BUNGALOW IN SOUGHT AFTER QUIET RESIDENTIAL LOCATION - NO
- ✓ SITUATED CLOSE TO ST ANNES SQUARE, ST ANNES SEA FRONT, LOCAL SHOPS, TRANSPORT LINKS AND MOTORWAY ACCESS

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

**** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.****

Bright & Spacious Semi-Detached Dormer Bungalow | No Onward Chain

Occupying a quiet and highly sought-after residential location, this bright and spacious semi-detached dormer bungalow is offered for sale with no onward chain. Ideally positioned within easy reach of St Annes Square, the seafront, a range of local shops, excellent transport links and motorway access, the property offers well-proportioned accommodation throughout.

The accommodation comprises three bedrooms, including a generous principal bedroom with en-suite shower room, a spacious lounge, a fitted kitchen, a three-piece family bathroom and a useful rear porch.

Externally, the property benefits from a driveway providing off-road parking, a garage, and well-maintained gardens to both the front and rear.

EPC Rating: E

Entrance - Entrance gained via UPVC door with large double glazed opaque inserts to the side.

Entrance Vestibule - Tiled flooring, cupboard housing the fuse box and meters, door leading into;

Hallway - Radiator, telephone point, doors leading into the following rooms;

Store Cupboard - 1.83m x 0.79m (6' x 2'7) - Wall mounted coat hooks, shelving, plentiful storage space.

Bedroom Three - 2.77m x 2.64m (9'1 x 8'8) - UPVC double glazed window to front, radiator, laminate flooring.

Bedroom One - 3.68m x 3.45m at widest point (12'1 x 11'4 at wid - Large UPVC double glazed window to the front, large radiator, large fitted wardrobes, telephone point.

Bathroom - 2.34m x 1.65m (7'8 x 5'5) - Large double glazed opaque window to the side, three piece suite comprises; bath with overhead mains powered shower, pedestal wash hand basin and WC, radiator, fully tiled walls, wall mounted mirror fronted cabinet, grey wood effect vinyl flooring, inbuilt cupboard housing 'Alpha' combi boiler which also provides storage space,

Lounge - 4.70m x 3.48m at widest point (15'5 x 11'5 at wid - Large UPVC double glazed walk in bay window to the rear, large radiator, telephone and television points, wooden fireplace with marble backdrop housing living flame gas fire, decorative coving, door leading to staircase providing access into;

Bedroom Two - 3.35m x 2.64m (11' x 8'8) - UPVC double glazed window to the side, radiator, telephone point, wooden panel providing access into the eaves which provides plentiful storage space, door leading into;

En-Suite Shower Room - 2.49m x 1.68m at widest point (8'2 x 5'6 at wides - Velux window to the rear, three piece suite comprises of; overhead mains powered shower in cubicle, pedestal wash hand basin and WC, radiator, wall mounted instant hot water tap, wall mounted mirror, part tiled walls, grey wood effect vinyl flooring, dado rail.

Kitchen - 2.69m x 2.62m (8'10 x 8'7) - Large UPVC double glazed window to the side, good range a wall and base units, laminate work surfaces, stainless steel sink and drainer, space for freestanding oven and hob, plumbed for washing machine and dishwasher, radiator, part tiled walls, grey wood effect vinyl flooring, telephone point, door leads into;

Rear Porch - 2.13m x 0.91m (7' x 3') - Tiled flooring, wall mounted coats hooks, shelving, UPVC door with large double glazed inserts leads into the rear garden.

This room could be converted into a utility room.

Garage - 4.98m x 2.74m (16'4 x 9') - Accessed via up and over door, the garage has power, light, plentiful storage space and a door leading in from the rear garden.

Outside - The front is mainly laid with golden gravel and is bordered by shrubs/bushes. To the side is a tarmac driveway providing space for several cars with brick built single garage to the rear. The rear garden is paved for ease of maintenance with tree and shrub borders. There is also an external water tap and gated access.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 931

Annual Ground Rent Amount: £15.00

Price: Starting Bid £175,000

Property Type: Bungalow

Parking: Driveway & Garage

Year built: 1958

Construction materials: Brick and block

Roofing type: Slate tiles

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: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Crosland Road North, Lytham St. Annes, Lancashire, FY8 3EW

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

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