

GROUND FLOOR
APPROX. 77.8 SQ. METRES (837.9 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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199 Kilnhouse Lane, Lytham St Annes FY8 3DS

- Garage & Driveway
- Well Presented Throughout
- No Onward Chain
- Semi Detached True Bungalow
- Private Garden To The Rear
- 3 Bedrooms & Family Bathroom

£200,000
Leasehold



Ground Floor Entrance Hall

Radiator, door to:

Lounge 4.25m (13'11") x 4.12m (13'6") max into bay
Double glazed bay window to front, radiator, TV point, coving to ceiling.

Kitchen 4.40m (14'5") x 4.25m (13'11")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, fitted fridge, plumbing for washing machine, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to side, window to side, tiled flooring, French doors to rear garden.

Bedroom 1 4.05m (13'4") max x 3.03m (9'11")
Double glazed box bay window to side, radiator, coving to ceiling.

Bedroom 2 3.91m (12'10") max x 2.29m (7'6")
Double glazed box bay window to side, radiator.

Bedroom 3 3.26m (10'9") x 1.89m (6'2")
Double glazed window to side, radiator.

Bedroom 3 3.26m (10'9") x 1.89m (6'2") Double glazed window to side, radiator.

Bathroom

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure with fitted electric shower and WC, part tiled walls, obscure double glazed window to side, radiator, tiled flooring.

External Driveway with off street parking space for multiple vehicles and leading to a garage with double doors. Gardens to the front and rear of the property.

This deceptively spacious Semi Detached True Bungalow is in a very popular location, on one of the main bus routes and within walking distance of several shops. The generous accommodation comprises a large reception, fitted dining kitchen, 3 bedrooms and a family bathroom. There is a garage, driveway and a private garden to the rear. Early viewing is highly recommended.

Tenure: Leasehold

Council Tax: Band C

