



Lytham
Estate Agents

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5 Gregory Place, Lytham St. Annes FY8 4SB

**Guide Price
£309,950**

A great opportunity to purchase a Tastefully Appointed true bungalow within the sought after South Park estate in Lytham St Annes. With three bedrooms, Conservatory, a garage and driveway, this property is well positioned close to Lytham town centre and the beautiful coast line.



Entrance

UPVC outer door with obscure stained glass window leading to:

Hallway

Radiator, loft hatch and doors leading to:

Lounge

Double glazed bay window overlooking the pretty front garden. Feature fireplace with inset electric fire and marble effect back and hearth. TV aerial, radiator and archway leading to:

Dining Room

Radiator, door leading to the kitchen and door leading to conservatory.

Kitchen

Accessed via the aforementioned door leading from the dining room. Double glazed window to the side. Range of wall and base units with contrasting work surfaces incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Fitted Bosch electric oven and four ring gas hob. Radiator, part tiled walls and door leading to the garage.

Conservatory

Brick built with double glazed windows and glazed roof. Fully tiled flooring, radiator and electric heater.

Bedroom One

Double glazed window to rear. Range of fitted furniture including: wardrobes, dressing table and overbed storage. Wall lights, radiator and TV aerial.

Bedroom Two

Double glazed window looking into the conservatory. Built in storage and radiator.

Bedroom Three

Double glazed window to the front. Fitted wardrobes, two bed side tables and dressing table. TV aerial and radiator.

Bathroom

Double glazed obscure window to the front. Three piece suite comprising: Walk in shower enclosure with sliding doors and wall mounted electric Mira shower. Wash hand basin with twin taps and push button flush WC. Fully tiled walls and radiator.

External

To the front: paved driveway leading to te garage and providing off road parking. The pretty front garden is laid with stones and a wide selection of plants, teees and shrubs.

To the rear: The garden is laid with gravel, raised flower beds with well established plants, trees and shrubs.

Garden shed.

Garage

Single garage with power and lighting, door into the kitchen and an electric roller door onto the driveway benefiting from a newly fitted motor. Utility area with plumbing for washer. Laminate work surface and units.



Floor Plans



Total Area: 101.4 m²