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**31 Albany Road, Lytham St. Annes FY8 4AT**

**Offers Over  
£425,000**

*Fantastic Detached Bungalow on a Corner Plot with Landscaped Gardens and Two Garages*



**Entrance Vestibule**

UPVC double glazed leaded windows and external door to the front. Internal door and window lead to:

**Entrance Hallway**

Carpeted flooring, ceiling lights and staircase leading to the first floor. Doors leading to the following rooms:

**Lounge**

Carpeted flooring, ceiling light with period moulding, coving, TV aerial point radiator and feature fireplace with inset gas fire. UPVC quadruple glazed bay window to the front. UPVC double glazed door and window into:

**Sun Lounge**

UPVC double glazed French doors and adjacent windows to the rear. Tiled flooring, wall lights and radiator. UPVC double glazed French doors lead to:

**Dining Room**

Coving, ceiling light with period moulding, carpeted flooring and radiator. Door to inner hallway, further door to:

**Kitchen**

UPVC double glazed window to the side. Range of fitted wall and base units incorporating laminate work surfaces and inset 1 1/2 bowl sink and drainer with chrome mixer tap. Space for Range cooker with extractor above. Space and plumbing for dishwasher and refrigerator. Tiled flooring, part tiled walls, ceiling lights. Double doors open to a pantry with fitted storage, housing wall mounted Baxi boiler and consumer unit. Door to:

**Rear Hallway**

Doors leading to the garden room, utility and integral garage. UPVC double glazed external door to the side.

**Utility Room**

UPVC double glazed window to the rear. Fitted units with laminate work surface and space and plumbing for washing machine and tumble dryer. Ceiling light, tiled flooring.

**Garden Room**

UPVC double glazed windows to side and rear and obscure double glazed external door. Tiled flooring and ceiling light.

**Integral Garage**

UPVC double glazed window to the rear. Up and over garage door to the side.

**Inner Hallway**

Carpeted flooring, storage cupboard and ceiling light. Doors leading to the following rooms:

**Bedroom One**

UPVC quadruple glazed window to the side. Coving, carpeted flooring, ceiling light and radiator. Door to:

**En-Suite**

UPVC double glazed obscure windows to the side. Three piece white suite, comprising: panelled bath with twin chrome taps and shower; pedestal wash hand basin with twin chrome taps; and WC with push button flush. Part panelled walls, part tiled walls, tiled effect vinyl flooring, spot lighting and extractor fan.

**Bedroom Two**

UPVC double glazed bay window to the front. Carpeted flooring, coving, ceiling light and radiator.

**Shower Room**

UPVC double glazed obscure window to the side. Four piece white suite, comprising: corner step-in shower enclosure with glass screen door; pedestal wash hand basin with chrome mixer tap; WC with push button flush; and bidet with chrome mixer tap. Tiled walls, part tiled flooring, carpeted area, chrome ladder style towel radiator, extractor fan, ceiling light and fitted storage cupboards.

**First Floor Landing**

Aforementioned staircase from the ground floor. Carpeted flooring and ceiling light. Doors leading to the following rooms:

**Bedroom Three**

UPVC double glazed window. Carpeted flooring, strip lighting, radiators, large fitted wall mirrors.

**WC**

Two piece white suite, comprising: pedestal wash hand basin with twin chrome taps and WC with push button flush. Part tiled walls, tile effect vinyl flooring, ceiling light and storage cupboard.

**Detached Garage**

Tandem double garage with up and over door to the side.

**External**

To the front and side, the property sits within private well manicured gardens hosting a variety of mature plants, trees and shrubs, stone chipped areas and paved paths. Double gates open to a block paved driveway giving access to the integral garage. Further separate driveway to the side leads to the detached tandem double garage.

To the rear, the low maintenance garden has been paved, with raised planted borders, providing a private haven for relaxing or entertaining.

**Additional Information**

The property is fully alarmed

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# Floor Plans



Total Area: 234.7 m<sup>2</sup> ... 2526 ft<sup>2</sup>  
All measurements are approximate and for display purposes only