



**Lytham**  
Estate Agents

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**4 Claremont Place, Lytham St. Annes FY8 2EG**

**£239,500**

*Beautifully renovated two-bedroom bungalow in a quiet St Annes cul-de-sac, featuring spacious living, modern kitchen, wrap-around gardens, and no forward chain.*



**Entrance Hall**

Composite external door to the front. Carpeted flooring, spot lighting, loft access hatch, radiator, meter cupboard housing consumer unit, and useful cloaks/storage cupboard. Doors leading to the following rooms:

**Lounge**

UPVC double glazed bay window to the front and further window to the side. Carpeted flooring, radiator, TV aerial point, ceiling light and feature fireplace housing electric fire.

**Kitchen**

UPVC double glazed windows to the side and rear. Range of fitted wall and base units incorporating laminate work surfaces, breakfast bar and inset 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap. Integrated Lamona appliances include: double oven/grill, fridge freezer and 4 ring induction hob with extractor above. Cupboard housing Ideal boiler. Radiator, spot lighting, TV aerial point, and tile effect vinyl flooring. UPVC double glazed door to:

**Utility/Rear Porch**

UPVC double glazed windows to the side and rear and obscure external door to the rear. Space and plumbing for washing machine and tumble dryer. Ceiling light and tile effect vinyl flooring.

**Bedroom One**

UPVC double glazed window to the rear. Fitted wardrobes, dressing table and cupboards. Carpeted flooring, TV aerial point, ceiling light and radiators.

**Bedroom Two**

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

**Bathroom**

UPVC double glazed obscure window to the front. Three piece white suite, comprising: panelled bath with chrome mixer tap and handheld shower attachment; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Tiled flooring, panelled walls and ceiling, chrome ladder style towel radiator and ceiling light.

**Garage**

Detached single garage with up and over door to the front and personal access door to the side.

**External**

To the front, there is a tarmac driveway providing off road parking and leading to the garage. A path and stone chipped area with privacy hedging lead to the front door. To the side and rear, the garden is mostly laid to lawn with a paved patio areas and bordering plants and shrubbery. Outside lighting and water tap.

**Additional Information**

Tenure - Leasehold for remainder of 999 year lease

Ground Rent -

Council Tax Band - D

Fully refurbished to a high standard, this property has had a new kitchen and all new appliances including a double cooker, built-in fridge freezer and new hob with extractor above. It's been re-wired throughout, with all the necessary certificates. New oak internal doors, new carpets, new bathroom and UPVC double glazing throughout with a new composite front door.

**Disclaimer**

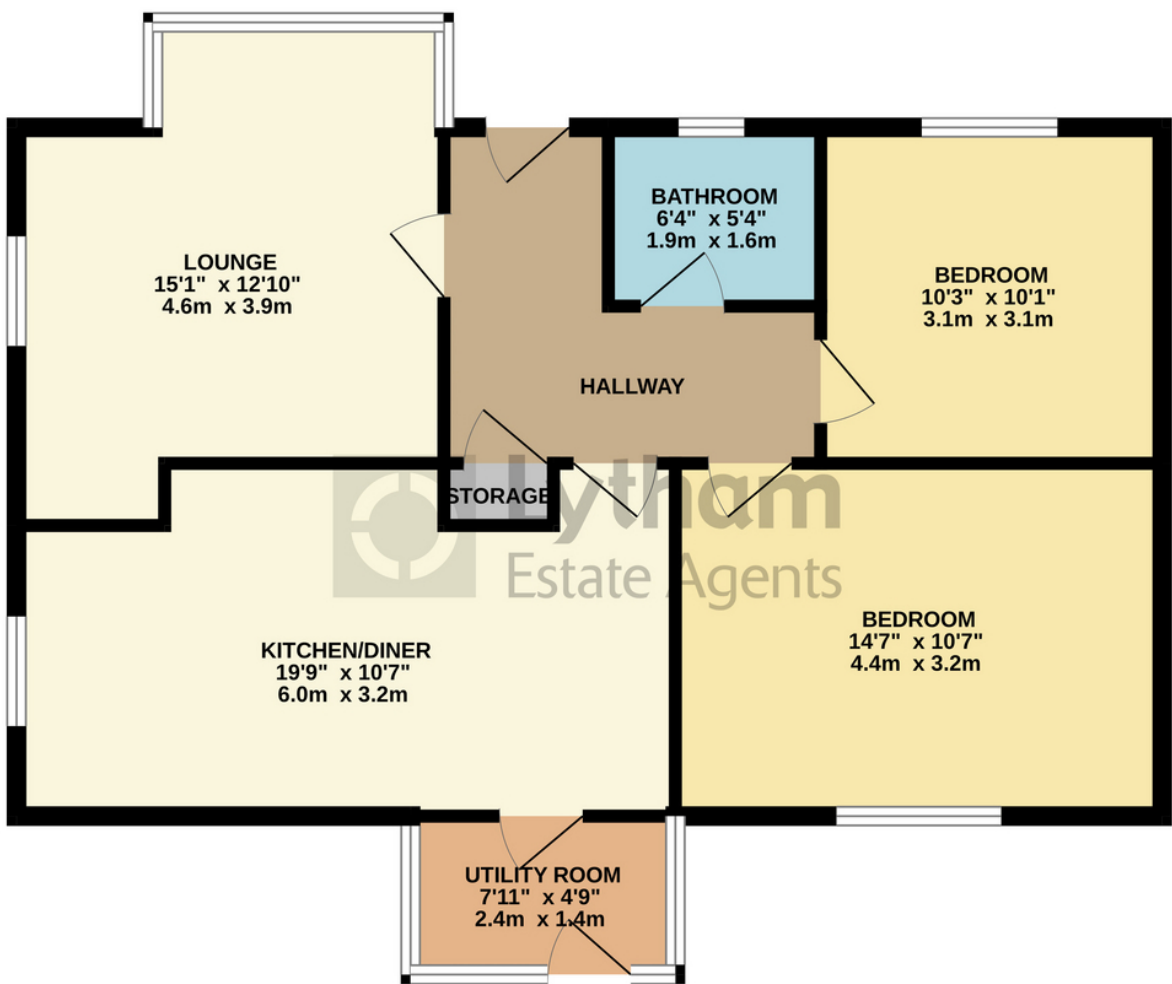
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Floor Plans

GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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