



Lytham
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15 Shepherd Road, Lytham St. Annes FY8 3JB

£325,000

Charming Detached True Bungalow in a Quiet Yet Convenient Location



Entrance Vestibule

UPVC double glazed obscure door and adjacent window to the front. Ceiling light and matting to flooring. Obscure glazed door and windows lead into:

Entrance Hall

Carpeted flooring, radiator, ceiling lights, air vent, loft hatch, telephone point large cloaks cupboard, and meter cupboard housing consumer unit. Doors leading to the following rooms:

Lounge

UPVC double glazed bay window to the front. Carpeted flooring, ceiling light, coving, TV aerial point, radiator, wall lights and feature fireplace with marble back and hearth and electric fire.

Dining Kitchen

UPVC double glazed window to the side. Range of fitted wall and base units with laminate work surfaces and inset ceramic 1 ½ bowl and drainer with mixer tap. Space and plumbing for washing machine and fridge freezer. Integrated appliances include: Candy convex oven/grill, LG Toast microwave oven, and Beko electric 4 ring hob with extractor above. Tiled splash backs, ceiling light, further ceiling fan with light, laminate flooring, wall mounted Ideal boiler, radiator, built-in storage cupboard and TV aerial point. Useful walk-in pantry with fitted shelving, light, and space for appliances. Door to conservatory and further door to:

Rear Porch

UPVC double glazed sliding patio door to the rear. Ceiling light, tiled flooring and useful cupboard with shelving.

Conservatory

UPVC double glazed windows to the side and rear and French doors to the rear. Ceiling fan with light, laminate flooring and TV aerial point.

Bedroom One

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

Bedroom Two

UPVC double glazed window to the rear. Carpeted flooring, built-in wardrobe and cupboards above, further fitted wardrobes with mirrored sliding doors, radiator, ceiling light, TV aerial point and telephone point.

Shower Room

UPVC double glazed obscure window to the side. Three piece white suite, comprising: walk-in wet room style shower with glass screen, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; vanity unit incorporating wash hand basin and chrome mixer tap, and WC with concealed cistern and push button flush. Tiled flooring, part tiled walls, marble effect splashback panelling to shower, radiator, spot lighting, extractor fan, ceiling panelling and built-in linen cupboard with radiator.

External

To the front and side, there is a large Indian stone paved driveway and garden with slate chipped areas, attractive rockeries and plants.

To the rear, there is a fantastic landscaped garden with large lawn, paved patio areas and paths, bordering plants and shrubs, cascading water feature, hidden bin store, water tap, external lighting, timber shed and greenhouse. Double gates to the side lead to driveway.

Garage

Detached single garage with power and lighting. Obscure window to the side.

Additional Information

Tenure - Freehold

Council Tax Band - C

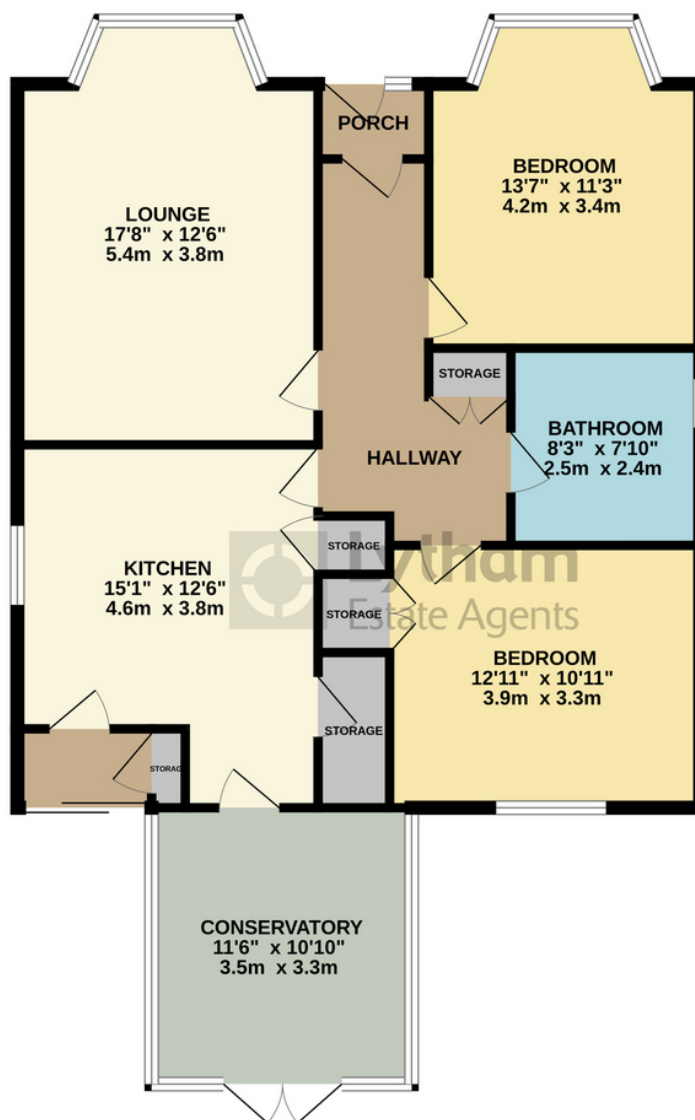
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Floor Plans

GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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