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**15 States Road,**  
Lytham St Annes, Lancashire, FY8 3NX

- Deceptively Spacious Semi Detached Bungalow
- 2 Receptions
- Modern Fitted Dining Kitchen
- 4 Bedrooms
- Two Bathrooms
- Viewing Highly Recommended



**£269,950**

Leasehold  
Energy Efficiency Rating: C



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# 15 States Road, Lytham St Annes, Lancashire, FY8 3NX £269,950

This deceptively spacious semi detached property is conveniently located for access to shops, schools and services. The accommodation comprises two reception rooms, a fitted dining kitchen, four bedrooms, an en-suite shower room and a bathroom. Outside there is a driveway, garage, 'man cave' and gardens to the front and rear.

Tenure: Leasehold

Council Tax: Band D



## Ground Floor

### Entrance Hall

Radiator, door to:

### Lounge

5.50m (18') x 3.31m (10'10")

Full height double glazed bay window to front, radiator, TV point.

### Kitchen

5.74m (18'10") x 3.16m (10'4")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, integrated slimline dishwasher, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, built-in microwave, two double glazed windows to side, glazed roof lantern, two radiators, French doors with glazed side panels to rear garden.

### Sitting Room

4.82m (15'10") x 3.31m (10'10") max

Radiator, stairs up to first floor with storage cupboard under, French doors to rear garden.

### Bedroom 4

2.86m (9'5") x 2.60m (8'6")

Double glazed window to front, double glazed window to side, radiator.

### Bathroom

2.15m (7'1") x 1.70m (5'7")

Fitted with three piece suite comprising bath with separate electric shower over and glass screen, pedestal wash hand basin with mixer tap and WC, full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to side, built-in cupboard housing wall mounted boiler.

## First Floor

### Landing

Door to:



### Bedroom 1

3.13m (10'3") x 2.95m (9'8")

Velux window, radiator, door to walk-in wardrobe with hanging rails and shelving, door to:

### En-Suite Shower Room

Fitted with three piece suite comprising recessed shower enclosure with fitted shower, wall mounted wash hand basin with mixer tap, and WC, part tiled walls, heated towel rail, extractor fan, obscure double glazed window to side.

### Bedroom 2

3.88m (12'9") x 3.35m (11')

Velux window, radiator.

### Bedroom 3

3.35m (11') x 2.10m (6'11")

Velux window, radiator.

## External

### Front Garden

Driveway with off street parking for several vehicles, double doors give access to:

### Storage Area

Door to rear garden, up-and-over door to:

### Garage

5.44m (17'10") x 2.43m (8')

With power and light connected, double glazed window to side, courtesy door.

### Rear Garden

Mature garden with paved terrace and lawn.

### Man Cave

5.72m (18'9") max x 3.43m (11'3")

Obscure double glazed window to front,, integral store (2.11m (6'11") x 1.50m (4'11"))

