



89 Kingsway, Ansdell, Lytham St.  
Annes, FY8 1AD

£299,950 Leasehold

2 bedroom bungalow for sale

### Description

REDUCED FOR A QUICK SALE!!!

Detached True Bungalow in popular location.

Hall. Lounge. Morning Room. Kitchen.

Two Double Bedrooms. Bathroom/W.C.

Double-Glazing. Gas Central Heating.

Gardens Front and Rear. Garage. NO CHAIN!

Driveway. Garage.

EPC: D

ACCOMODATION COMPRISING:

#### ENTRANCE:

Wooden door and windows to Vestibule.

Ceiling light.

Glazed panel door to Hall.

#### HALL:

Double panel radiator.

Cloaks cupboard.

Ceiling light

Telephone point.

#### LOUNGE:

14' 8" x 11' 6" (max)

Double-Glazed Bay window to the front.

Brick Hearth and surround.



Double panel radiator.  
Ceiling light.  
Television point.

#### MORNING ROOM:

11' 6" x 11' 4" (max)  
Double-Glazed window to the side.  
Double panel radiator.  
Ceiling light.  
Television point.

#### KITCHEN:

9' 5" x 9' 4" (max)  
Wooden door to side.  
Double- Glazed window to sides.  
Double- Glazed window to rear.  
Range of Wall and Base units in White with Blue trim.  
Turned edge worktops.  
1 1/2 bowl single drainer sink unit in White.  
De Longhi electric Oven.  
Indesit 4 Ring electric Hob.  
Illuminated extractor hood.  
Space for freestanding fridge/freezer.  
Plumbed for a washing machine.  
Plumbed for a dishwasher.  
Ceiling light.  
Main Eco Compact wall mounted combi boiler.

#### BEDROOM ONE:

11' 10" x 11' 7" (max)  
Double-Glazed window to front & side.  
Built-in Wardrobe.  
Space for freestanding Wardrobes.  
Double panel radiator.

Ceiling light.

#### BEDROOM TWO:

11' 10" x 10' 11" (max)

Double-Glazed window to rear & side.

Built-in Wardrobes.

Range of units.

Double panel radiator.

Ceiling light.

Television point.

#### BATHROOM/W.C.:

8' 6" x 8' 0" (max)

Double-Glazed window to side.

3-Piece suite in Cream with Chrome fittings.

Triton T70 over bath Shower.

Fully tiled walls.

Single panel radiator.

Ceiling light.

Airing cupboard.

#### EXTERIOR:

##### FRONT GARDEN:

Laid to lawn garden.

Mature shrubs and bushes.

Wooden gates.

Tarmac driveway.

##### REAR GARDEN:

Laid to lawn garden.

Mature shrubs and bushes.

Garden shed.

Outside tap.

#### GARAGE:

Up and Over door.

Personnel door to side.

Window to side.

#### TENURE:

The property is Leasehold.

Council Tax Band: D.

#### NOTES:

The property is located in a popular part of Ansdell.

There are local shops nearby.

Fairhaven Lake is a short distance away.

#### DECLARATION OF PERSONAL INTEREST:

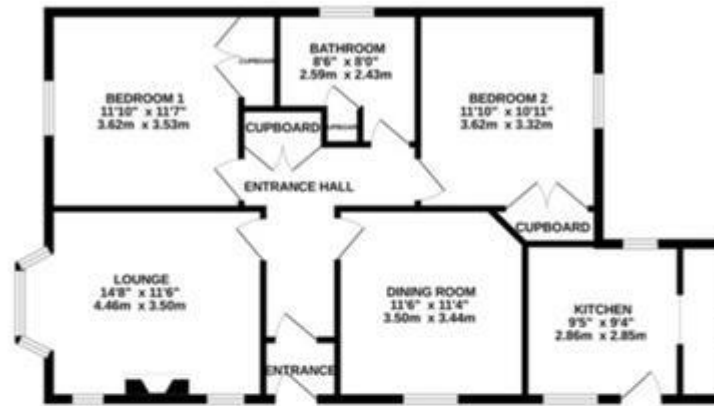
The vendors of the property are known to the Directors of Orchard Estates.

Council Tax Band: D

Tenure: Leasehold

#### **Tenure**

Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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