



151 Kilnhouse Lane,  
Lytham St. Annes, FY8 3BN

**£226,000**

**\*\*\* IMMACULATE TRUE BUNGALOW with AMPLE PARKING \*\*\***

This Semi-detached TRUE bungalow has been beautifully refurbished and is now immaculately presented throughout. Affording a STUNNING contemporary dining kitchen with integrated appliances and additional items available. Two DOUBLE bedrooms, a MODERN three piece bathroom in white along with UPVC double glazing and gas central heating. Externally the PLOT is no less IMPRESSIVE, with SOUTH facing rear gardens over 75ft long, a GARAGE plus additional parking to the front.

Within just 250 yards of some local shops.

- Two DOUBLE bedrooms
- STUNNING dining kitchen
- Modern bathroom
- Large lounge
- UPVC double glazing; Gas central heating
- SOUTH facing rear over 75ft
- GARAGE plus additional parking
- A MUST see.. !



**McDonald**  
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## Open Porch:

**Hall:** Loft access via loft ladder, Meter cupboard, Radiator.

**Lounge:** 16'1" x 11'2" (4.90 m x 3.40 m) Period style heater recessed to chimney breast, Coved ceiling, UPVC double glazed bay window, Double radiator.

**Dining Kitchen:** 13'1" x 10'2" (4.00 m x 3.10 m) Contemporary range of fitted wall and base cupboard units, Complementary worktops and matching splash-back, Colour coordinated one and a half bowl sink, 3 in 1 mixer

**Bedroom 1:** 12'6" x 10'6" (3.80 m x 3.20 m) Built in cupboard housing Baxi boiler, UPVC double glazed window, Radiator.

**Bedroom 2:** 10'10" x 8'10" (3.30 m x 2.70 m) UPVC double glazed window, Radiator.

**Bathroom:** Stunning stylish bathroom comprising; Combination



## Outside:

**Front Garden:** Brick/block paved driveway for ease of maintenance and ample additional parking.

**Rear Garden:** Porcelain tiled patio, Mainly lawned, Flower beds to border, Over 75' in length.

**Garage:** Detached concrete sectional garage with an up and over door.



**Heating:** Combination gas central heating (NOT TESTED)(Baxi boiler warranty until May 2031)

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - C £2011.16 (2024/25)



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**Directions:** Heading south along the promenade passing the sand dunes and heading towards St. Annes. Turn left at the first set of lights into Highbury Road West. Upon reaching the roundabout with Headroomgate Road turn left and immediate right into Kilnhouse Lane.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Ground Floor**



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