



SSTC

**FROBISHER DRIVE, LYTHAM ST. ANNES,
LANCASHIRE, FY8 2RG**

£290,000



Spacious three-bedroom detached bungalow with modern kitchen, garage, driveway, low-maintenance gardens, and excellent access to amenities and transport links.



- Spacious, Detached Bungalow
- Highly Sought-After Residential Location
- Three Well-Proportioned Bedrooms
- Bright & Spacious Lounge
- Modern Fitted Kitchen with Ample Workspace

- Contemporary Bathroom with Separate Shower
- Low Maintenance Front & Rear Gardens
- Block Paved Driveway
- Detached Garage
- Viewings Recommended to Appreciate!





This well-presented and deceptively spacious detached true bungalow is situated in a highly sought-after residential area, offering convenient access to local amenities, schools, and excellent transport links.

The property provides generous and versatile accommodation throughout, briefly comprising a welcoming porch leading into a bright and spacious lounge, which opens seamlessly into a separate dining area, ideal for both everyday living and entertaining. The fitted kitchen offers a range of wall and base units with ample workspace and direct access to the side of the property.

There are three well-proportioned bedrooms, two of which benefit from fitted storage, along with a modern family bathroom featuring both a bath and a separate shower enclosure.

Externally, the property enjoys low-maintenance gardens to both the front and rear. The front offers a block-paved driveway providing off-road parking for multiple vehicles and access to a detached garage. To the rear, the garden has been designed for ease of upkeep, featuring a patio seating area, artificial lawn, and raised borders, perfect for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the space and location on offer.

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Please Note: Any fixtures and fittings should be agreed upon with the seller. If ground rent or service charges apply, please have your solicitor confirm the details, as the information provided in this advert cannot be guaranteed. These details are intended as a general guide and do not form part of any offer or contract. Buyers should not rely solely on this information and are advised to carry out their own checks or inspections. No one working for this agency is authorised to make guarantees or promises about the property. All measurements are approximate, and we have not tested any equipment (such as gas, electrical, or heating systems), so buyers should ensure everything is in working order before making any legal commitments.

Council Tax Band: D
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Living Room

w: 5.27m x l: 3.88m (w: 17' 3" x l: 12' 9")

Dining

w: 3.04m x l: 2.96m (w: 10' x l: 9' 9")

Kitchen

w: 2.97m x l: 2.96m (w: 9' 9" x l: 9' 9")

Bedroom 1

w: 3.63m x l: 3.47m (w: 11' 11" x l: 11' 5")

Bedroom 2

w: 3.35m x l: 2.42m (w: 11' x l: 7' 11")

Bedroom 3

w: 2.74m x l: 2.61m (w: 9' x l: 8' 7")

Bathroom

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

