



Lytham
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4 East Cliffe, Lytham FY8 5DX

**Guide Price
£420,000**

Farmhouse meets cosy cottage, this four bedroom Lytham home has bags of character throughout. Ready to move into and just a stones throw from Lytham town centre, this charming home isn't one to miss!



Entrance Porch

A traditional entrance to the property with beautiful tile flooring, high ceilings and an original service bell, providing bags of history. Wooden exterior door to the front with opaque window above. Coving, tiled flooring, dado rail and wall mounted shelving with cloak hooks. Part glazed door to:

Entrance Hall

Welcoming entrance hall with period features including original doors, high ceilings, coving and beautiful traditional tile flooring. Radiator, ceiling light and staircase leading to the first floor. Doors leading to the following rooms:

Lounge

This bright and spacious Lounge has been re-plastered and decorated in a luxurious Farrow and Ball paint. Double glazed bay window to the front. Feature fireplace with wooden surround, inset cast iron open fire and granite hearth. Coving, ceiling light, TV aerial point, radiator and telephone point.

Dining Room

Characterful dining room with feature exposed brick chimney breast with recess and lighting, stone flooring, coving, ceiling light, radiator and wall mounted shelving. Double glazed French doors to the rear. Door to:

Kitchen

Cottage meets farmhouse style fitted kitchen with a range of shaker style sage green wall and base units with wood effect laminate worktops, tile splash backs and stone flooring. Inset 1 ½ bowl Franke stainless steel sink and drainer with chrome mixer tap. Integrated appliances include: oven/grill, five ring gas hob with extractor above, microwave and fridge freezer. Space and plumbing for washing machine and dishwasher. Spot lighting, lighting under wall units, radiator and useful under stairs storage cupboard with light and shelving. Double glazed and single glazed windows to the side and a part glazed stable style door to the rear adding to the character of the room.

First Floor Landing

Aforementioned staircase from the ground floor. Further turned staircase leading to the second floor. Ceiling light, dado rail, telephone point and useful under stairs storage cupboard. Doors leading to the following rooms:

Master Bedroom

Spacious master bedroom with double glazed window to the rear. Range of fitted wardrobes, radiator, TV aerial point and spot lighting. Door to:

Ensuite

Double glazed obscure window to the side. Three piece white suite, comprising: step-in shower enclosure with bi-folding door, wall mounted chrome controls, handheld shower attachment on riser rail and splashback panels; vanity unit with inset wash hand basin and chrome mixer tap; and WC and push button flush. Fully tiled walls and flooring, wall mounted chrome ladder style towel radiator, wall mounted mirror and spot lighting.

Bedroom Two

Double glazed windows to the front. Fitted wardrobe, ceiling light and radiator.

Bedroom Four/Study

Double glazed window to the front. Ceiling light and radiator.

Family Bathroom

Double glazed obscure window to the rear. Three piece white suite, comprising: bath set into tiled surround with twin chrome taps, glass shower screen and wall mounted electric shower with chrome handheld shower attachment on riser rail; pedestal wash hand basin with twin taps; and WC. Tiled flooring, part tiled walls, spot lighting, radiator and useful airing cupboard housing Ideal combi boiler which was fitted in 2022.

Second Floor Landing

Aforementioned staircase from the first floor. Wall light and eaves storage cupboard. Door to:

Bedroom Three

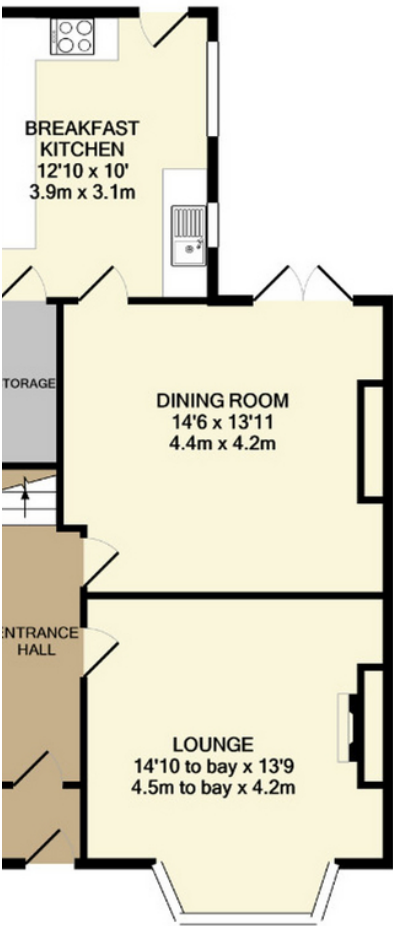
Great sized bright and airy double bedroom with Velux skylight window, eaves storage cupboards, electric heater, ceiling light and laminate flooring.

External

To the front, the garden is mostly paved with a variety of plants and shrubs as well as lighting and power.
To the rear, there is a private Indian Stone paved walled garden that is East facing, benefitting from the sunshine until 5pm in the summer months, with raised planted borders and bin storage area. A timber gate gives access to the rear. External lighting, power and water tap.



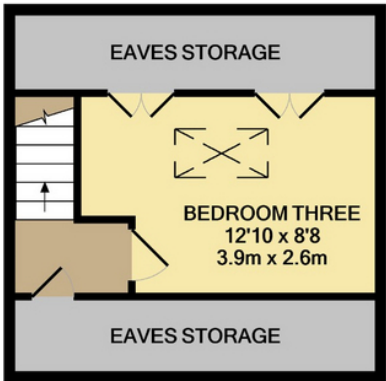
Floor Plans



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR