



Lytham
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21 Whitecoats Drive, lytham FY8 4HH

Guide Price
£279,950

Three Bedroom Semi Detached Property With A Spacious Ground Floor Layout, Private Sunny Garden, Driveway And Walking Distance To Lytham Town Centre.



Entrance Hall

UPVC frosted window to the side and UPVC outer door. Under stairs storage cupboard and radiator.

Lounge

UPVC double glazed window to the front. Radiator, fitted gas fire and sliding doors leading to the dining room.

Extended Dining Room

L shaped open plan dining living room. Sliding doors leading to the rear garden, wood panelling and radiator. Hatch to the kitchen, wooden door with frosted glazed panel to the utility and open to the kitchen.

Kitchen

Range of wooden wall and base units with contrasting cream work surfaces incorporating sink and drainer unit with mixer tap. Freestanding oven and gas hob. Under counter space for fridge and open cupboard housing the wall mounted boiler.

Utility Room

UPVC double glazed window to the side and UPVC door leading to the driveway. Space and plumbing for the washing machine and door leading to the shower room.

Shower Room

Three piece suite comprising: Shower enclosure with electric shower, pedestal wash hand basin with twin taps and WC. Radiator, vinyl flooring and tiled walls.

First Floor Landing

UPVC double glazed frosted window to the side. Loft hatch and doors to:

Bedroom One

UPVC double glazed bay window to the front. Radiator.

Bedroom Two

UPVC double glazed window to the rear. Radiator and wooden stairs leading to the loft room.

Bedroom Three

UPVC double glazed window to the front. Radiator and over stairs storage cupboard.

Bathroom

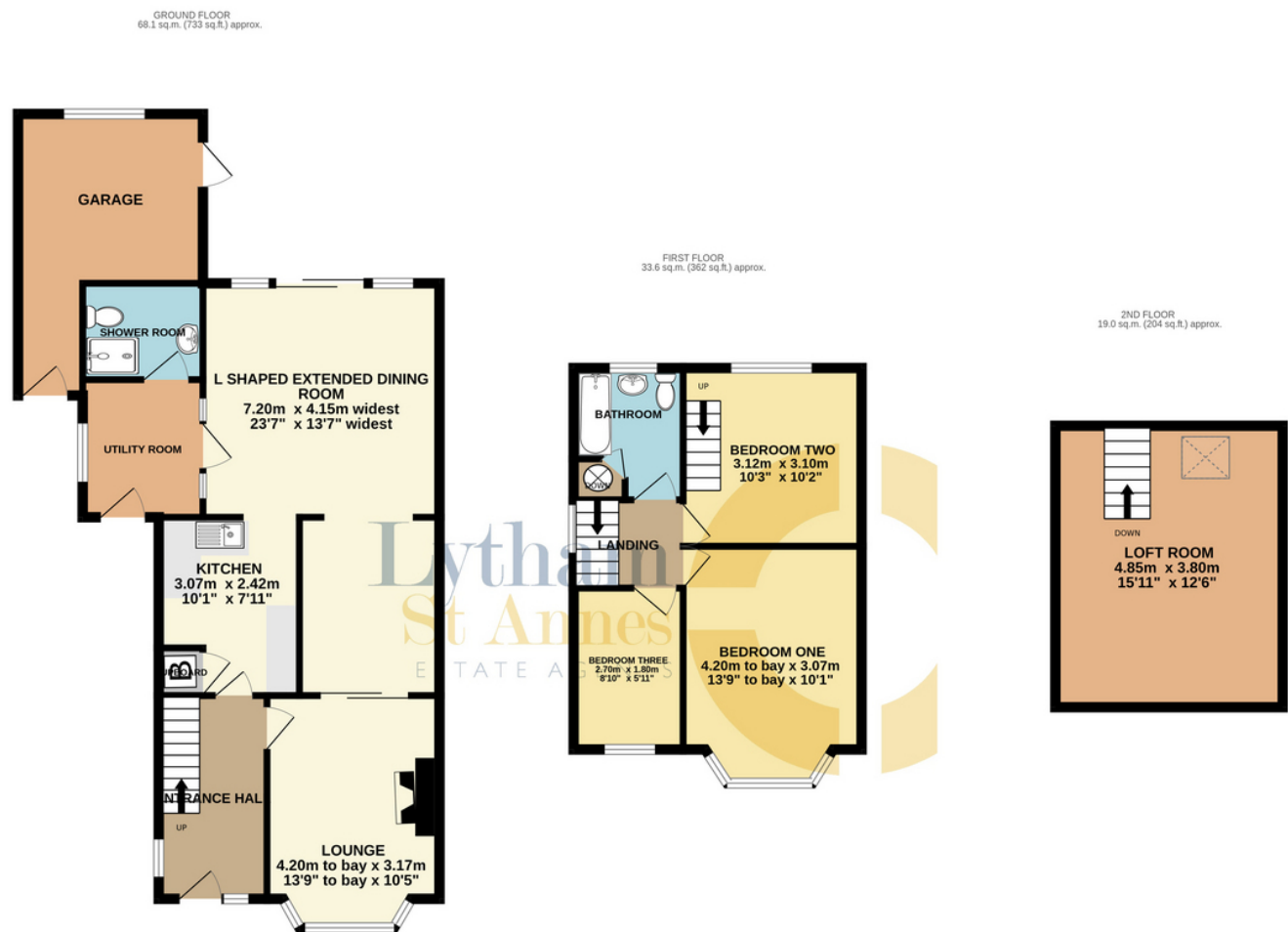
UPVC double glazed frosted window to the rear. Three piece suite comprising: bath with twin taps and push button flush WC. Door to airing cupboard housing hot water cylinder, vinyl flooring and tiled walls.

Loft Room

Full height loft room accessed via the aforementioned staircase from bedroom two. Velux windows to the rear and feature beams.



Floor Plans



TOTAL FLOOR AREA : 120.7 sq.m. (1299 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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