



48 Hall Park Drive, Lytham St. Annes FY8 4QZ

**Guide Price
£450,000**

*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid
£450,000 Detached True Bungalow, Two Bedrooms, Conservatory Extension, Spacious
Living Rooms. In And Out Driveway, Garage And Walking Distance To Lytham Town Centre
And Lytham Hall.*



Porch

Porch featuring a composite door and integrated carpeting. Convenient storage cupboard and an alarm system enhance. Access to the hallway through a door.

Hallway

Carpeted floor, three pendant lights, storage cupboard with the boiler, 2 further floor to ceiling size cupboards ideal for additional storage and outdoor wear. Two radiators, loft hatch, and doors to other rooms.

Kitchen

Tiled flooring kitchen with Shaker style floor and wall units, featuring a laminate wood effect work surface. Integrated appliances consist of a fridge-freezer, Neff oven and grill, Neff dishwasher, and a Beko four-ring gas hob with an extractor fan. A stainless steel wash basin with a mixer tap. The space also includes plumbing for a washer, with a window facing the rear, and a sliding door connecting to the conservatory. Spotlights and a radiator complete the space.

Living Room

Carpeted area with two radiators, a front-facing window, and a marble fireplace featuring an electric coal effect fire. The space seamlessly opens to

Dining Room

Carpeted space with a pendant light, radiator, and a sliding door that opens to the conservatory.

Bedroom Two

Double bedroom with carpeted flooring and fitted wardrobes. Two front-facing windows. The room is equipped with a radiator and two pendant lights.

Bathroom

Vinyl-floored bathroom featuring a rear-facing obscured window. The bathroom includes a step-in shower with an attachment and a seat, a wash basin with a mixer tap and vanity, a WC with a button flush, and a heated towel rail.

Master Bedroom

Double bedroom with carpeted flooring, fitted wardrobes and windows offering views to the front, side, and rear. Illumination is provided by two pendant lights and spotlights. Two radiators and a door leading to

Ensuite

The bathroom features vinyl flooring, a chrome heated towel rail, a WC with a button flush, and a pedestal wash basin. Rear obscured window. Spotlights and an extractor fan.

Conservatory

Accessed through sliding doors from the kitchen and dining room, this area boasts vinyl tiled flooring. Two radiators, and a door opens to the rear garden, seamlessly connecting indoor and outdoor spaces.

Additional Information

Fully boarded out large attic space with electric light.

External

At the front, a spacious driveway accessible from both Hall Park Drive and Greenwich Drive offers convenient parking. The driveway is bordered by shrubs and loose stones. To the rear, the garden is predominantly laid to lawn with shrub borders and a patio path.

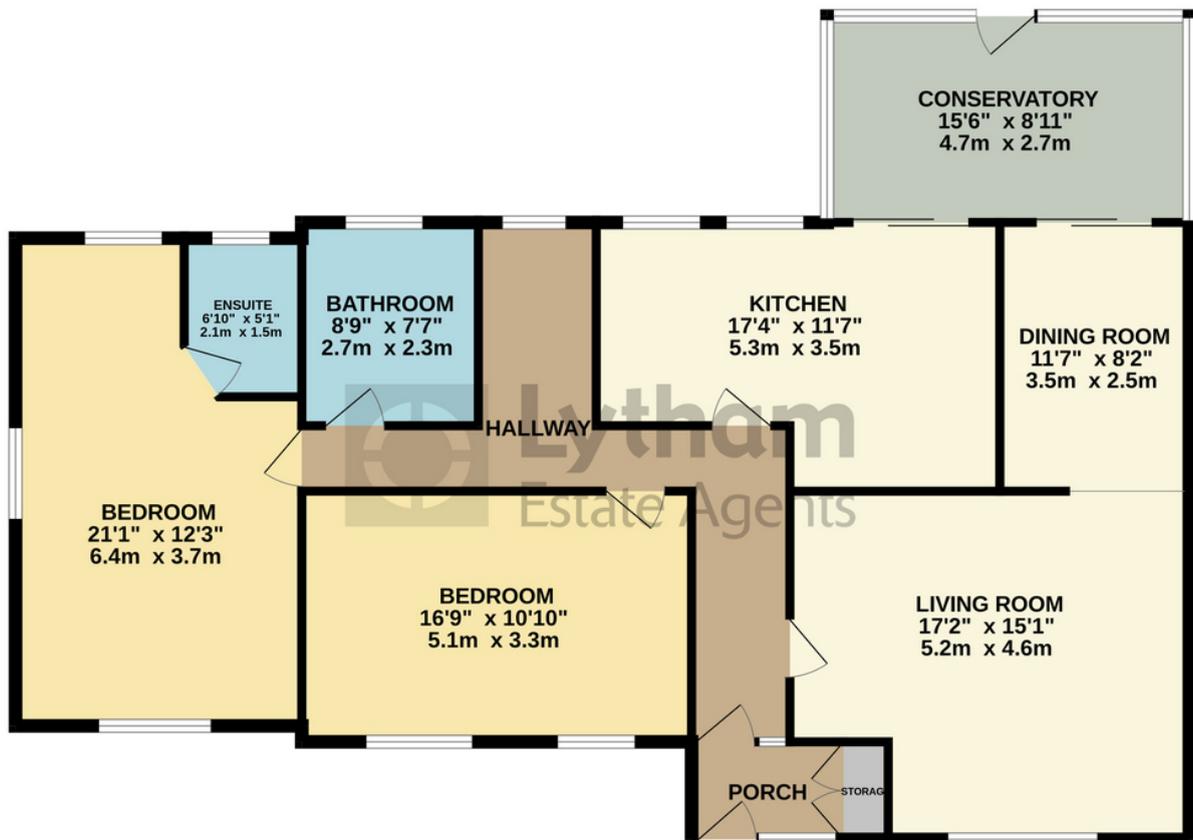
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Floor Plans

GROUND FLOOR
1343 sq.ft. (124.7 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.7 sq.m.) 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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