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**73 Heyhouses Lane, Lytham St Annes FY8 3RN**

**£395,000**

*Exceptional Four/Five Bedroom Semi-Detached Home with an Open Plan Living Dining Kitchen and Cinema Room, Ideally Situated on a Desirable Road in Lytham St Annes - Viewing Highly Recommended!*



**Porch**

UPVC front door with double glazed leaded light insert and two UPVC double glazed windows either side. Built in storage cupboard, laminate flooring and pendant ceiling light fitting. Door leading

**Lounge**

UPVC double glazed bay window to the front. Media wall with remote operated inset living flame gas fire and built-in speakers, two radiators, laminate flooring, inset soft down-lighting and TV aerial point. Openings to the kitchen/diner.

**"L Shaped" Kitchen Diner**

UPVC double glazed double opening patio doors to the rear garden and UPVC double glazed window to the rear. Large UPVC double glazed Orangery style ceiling windows. Range of white high gloss wall and base units with dapple slate work surfaces incorporating breakfast bar. Plumbed in for automatic dishwasher. Space for range style cooker with fitted oversized chimney style cooker hood. Built in single wine rack, tiled splash-backs, inset 1 ½ bowl stainless steel sink with tall chrome mixer tap. Inset soft down-lighting plus wall mounted chrome spotlight. Brushed chrome switches and sockets, laminate flooring, radiator.

**Inner Hall**

Accessed via opening from the lounge. Galleried staircase leading off to the first floor. Storage cupboard under stairs housing electric and gas meters and consumer unit. Inset soft down-lighting, TV aerial point and laminate flooring.

**Study Area**

UPVC double glazed window to the front, inset soft down-lighting, laminate flooring and radiator. Doors leading to the following rooms.

**Ground Floor Shower Room**

UPVC double glazed window to the side. Three piece suite comprising; open walk in shower with glass screen and chrome mixer shower with wall mounted chrome attachment and controls, push button low level flush WC and wall mounted ceramic washbasin with chrome mixer tap. Inset down-lighting, fully tiled walls and wet room floor. Wall mounted chrome ladder style heated towel rail.

**Second Reception Room**

UPVC double glazed double opening patio doors to the rear garden. Fitted sliding wardrobes with mirrored inserts. Laminate flooring, inset soft down-lighting and two wall mounted chrome light fittings. Could be used as a ground floor bedroom.

**First Floor Landing**

Accessed via the aforementioned staircase leading off the lounge. Landing with doors leading to all rooms and pendant ceiling light fitting.

Loft hatch with folding wooden pull down ladder.

**Bedroom Two**

UPVC double glazed window to the rear. Brushed chrome sockets, dimmer switch, inset soft down-lighting and wall mounted up-lighting spotlights. Laminate flooring, fitted sliding wardrobes with mirrored inserts, TV aerial point and radiator. Opening leading to

**Ensuite**

Three piece suite comprising open walk in shower and glass screen, chrome wall mounted controls and overhead rain shower attachment, wall mounted circular marble type wash basin with chrome wall mounted controls and mixer tap and push button low level flush WC with soft closing lid. Wall mounted chrome ladder style heated towel rail, fully tiled walls with inset mirror and lighting, tiled wet room flooring, extractor fan and inset soft lighting.

**Bedroom Three**

Currently set up as a cinema room with screen and projector. UPVC double glazed window to the front, inset soft down-lighting and TV aerial point.

**Bedroom Four**

UPVC double glazed window to the front, ceiling pendant light fitting, TV aerial point, radiator and laminate flooring.

**Bedroom Five**

UPVC double glazed window to the rear. Two double opening built in wardrobes, radiator and ceiling pendant light fitting.

**Garage**

Up and over roller door to the front. Work-surface with space for white goods under. Plumbed in for automatic washing machine. Wall mounted combination boiler, ceiling mounted strip, fluorescent light and fitted storage

**External**

To the front, a good sized open gravel driveway providing ample off road parking for several cars. Exterior down-lighting, trees shrubs and feature flower borders and external water tap.

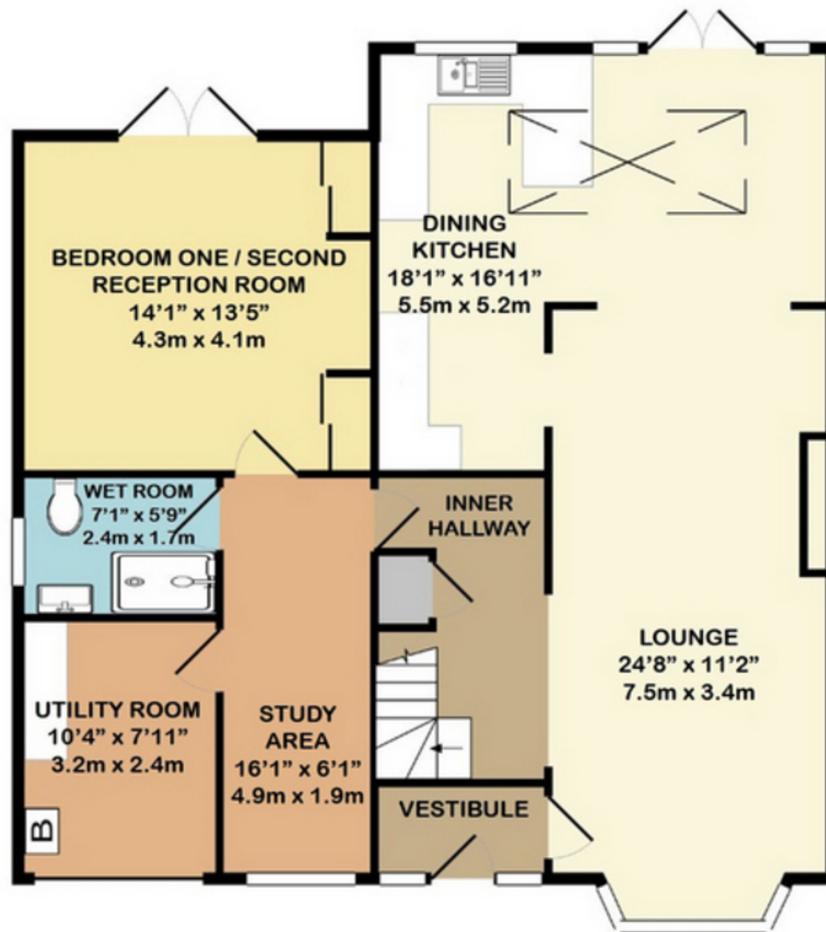
To the rear, a private fenced garden with a large raised split level decking area with inset exterior up-lighting and matching balustrade, mature trees, plants and shrubs.

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## Floor Plans



GROUND FLOOR