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Estate Agents

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**25 West Bank Avenue, Lytham St. Annes FY8 5RB**

**Guide Price  
£612,500**

*Step inside this charming five-bedroom family home in Lytham, moments from the town centre and seafront. Enjoy spacious accommodation, a large lounge, dining kitchen, sitting room/possible ground floor bedroom, utility room, low-maintenance garden, and off-road parking.*



**Entrance Vestibule**

Composite obscure double glazed external door and adjacent window to the front. Arched window above. Tiled flooring, ceiling light, coving and dado rail. Obscure glazed door and surrounding windows leads to:

**Entrance Hall**

Staircase leading to the first floor. Carpeted flooring, coving, picture rail, radiators, meter cupboard housing consumer unit, useful under stairs storage, cupboard ceiling lights, and wall mirror. Doors leading to the following rooms:

**Lounge**

UPVC double glazed bay window to the front. Carpeted flooring, coving, wall lights, TV aerial point and radiators. Feature fireplace with marble back and hearth and freestanding electric fire.

**Dining Kitchen**

Wooden obscure double glazed external door to the rear. Range of fitted wall and base units incorporating laminate work surfaces, breakfast bar and inset Lamona single bowl stainless steel sink and drainer with chrome mixer tap. Tiled splash backs, wood effect vinyl flooring, radiator, spot lighting, ceiling light and built in extractor hood. Space for freestanding appliances.

**Dining Room**

Sash windows to the side. Ceiling light, radiator, wood effect vinyl flooring and large built in storage cupboard/wardrobe. Feature fireplace with tiled back and hearth and freestanding electric fire. Door to:

**Inner Hallway**

Ceiling light, radiator and wood effect vinyl flooring. Door to Bathroom. Opening to:

**Utility Room**

UPVC double glazed windows to the rear and obscure door to the side. Fitted base units with laminate work surface and inset single bowl stainless steel sink and drainer with chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Wall mounted ATAG boiler. Strip lighting, tiled splash backs and wood effect vinyl flooring.

**Ground Floor Bathroom**

Obscure sash window to the side. Laufen two piece white suite comprising: wall mounted vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Currently fitted with a Sunday disability bath. Wood effect vinyl flooring, part tiled walls, radiator, ceiling light and wall mounted mirror.

**First Floor Split Level Landing**

Aforementioned staircase from the ground floor. Carpeted flooring, radiators, ceiling lights, skylight and coving. Doors leading to the following rooms:

**Master Bedroom**

UPVC double glazed bay window to the front. Coving, carpeted flooring, radiators, wall lights and range of fitted wardrobes to one wall.

**Bedroom Two**

UPVC double glazed window to the rear. Carpeted flooring, coving, ceiling light, loft access hatch, radiator, wall mounted mirror and fitted wardrobe.

**Bedroom Five**

UPVC double glazed window to the front. Carpeted flooring, ceiling light and radiator.

**Bedroom Three**

UPVC double glazed window to the side. Carpeted flooring, ceiling light, radiator, wall mounted mirror and fitted wardrobe.

**Bedroom Four**

UPVC double glazed windows to the rear. Carpeted flooring, ceiling light, wall mounted mirror, radiator and loft access hatch.

**Family Bathroom**

UPVC double glazed obscure window to the side. Four piece white suite comprising: oval shaped bath with wooden feet and central chrome mixer tap; corner shower enclosure with glass sliding doors, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Wood effect vinyl flooring, tiled walls, chrome ladder style towel radiator and ceiling light.

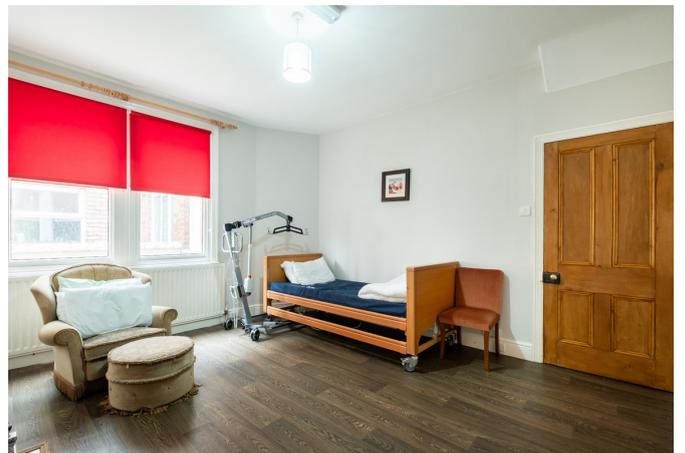
**External**

To the front, the driveway provides off road parking for up to two cars, with attractive bordering plants and shrubs.

To the rear, the garden has been paved for ease of maintenance, with bordering plants and shrubs. External lighting and water tap. Personal access gate to the rear leading to service road.

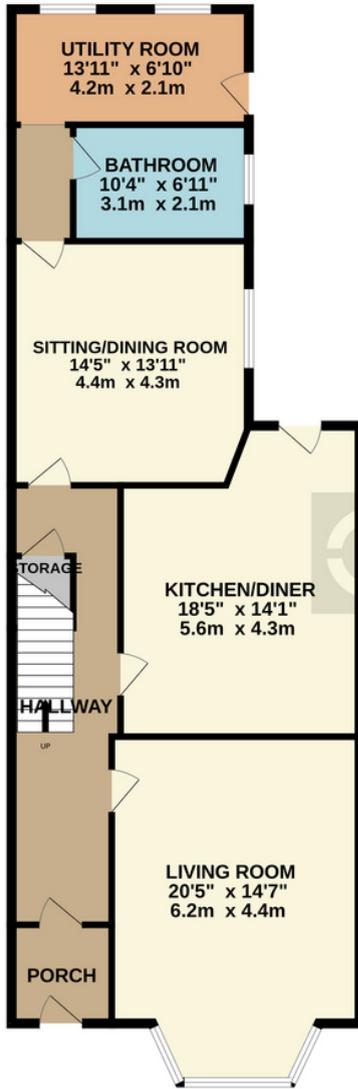
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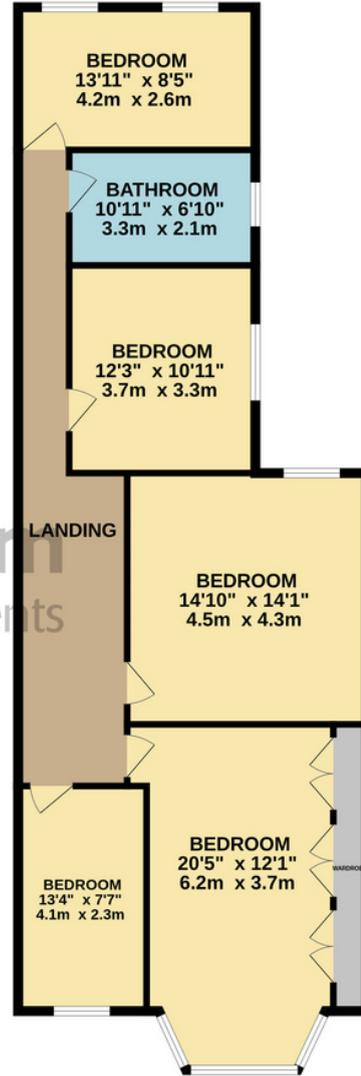


# Floor Plans

GROUND FLOOR  
1094 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR  
1063 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA : 2157 sq.ft. (200.4 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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