



**Lytham**  
Estate Agents

**Lytham Estate Agents**  
2a Clifton Square,  
FY8 5JP

Telephone: 01253 796996

Email:  
info@lythamestateagents.co.uk

Website:  
www.lythamestateagents.co.uk/



**8 Rudyard Place, Lytham St. Annes FY8 2EQ**

**Offers In Excess  
Of £219,000**

*Fantastic opportunity: Extended three-bedroom family home with spacious accommodation, integral garage, and attractive garden. Walking distance to St Annes Town Centre and the seafront.*



**Entrance Hall**

Wooden obscure glazed door to the front and adjacent windows. Staircase leading to the first floor. Carpeted flooring, radiator, coving, ceiling light and under stairs storage. Doors leading to the following rooms:

**Lounge**

Double glazed bay window to the front. Carpeted flooring, coving, radiator, TV aerial point, and feature fireplace with inset gas fire and stone stepped hearth. Opening to:

**Dining Room**

Double glazed sliding doors to the rear leading to Conservatory. Coving, radiator, ceiling light and carpeted flooring. Door to:

**Kitchen**

Double glazed window to the rear. Range of fitted wall and base units, with laminate work surfaces and inset single bowl stainless steel sink and drainer with chrome mixer tap. Laminate flooring, ceiling lights, wood panelled ceiling, and freestanding gas stove.

Door to:

**Garage**

Electric up and over door to the front. Obscure glazed door and window to the rear leading to the rear garden. Strip lighting, power and water points, with space and plumbing for washing machine and tumble dryer. Pedestal wash hand basin with twin taps. Fitted shelving. Wall mounted Main boiler.

**Conservatory**

Wood flooring and wall lights. Sliding patio doors to the rear garden.

**First Floor Landing**

Aforementioned staircase from the ground floor. Loft access hatch, ceiling light, carpeted flooring and airing cupboard housing hot water cylinder. Doors leading to the following rooms:

**Master Bedroom**

Originally two separate bedrooms, this spacious master bedroom has been combined to create a larger area. It features double glazed windows at the front, fitted mirrored wardrobes with sliding doors, ceiling lights, radiators, carpeted flooring, and additional built-in cupboards.

**Bedroom Two**

Double glazed window to the front. Coving, ceiling lights, radiator and carpeted flooring. Door to:

**En-Suite**

Obscure double glazed window to the rear. Three piece white suite comprising: step-in shower enclosure with glass screen door, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin and twin chrome taps; and WC with handle flush. Tiled walls, wood flooring, radiator, ceiling light, coving and wall mounted mirrored vanity cabinet.

**Bedroom Three**

Double glazed window to the rear. Carpeted flooring, ceiling light, radiator and built-in storage cupboard.

**External**

To the front, a block paved driveway gives access to the garage. Lawned garden with planted borders.

To the rear, the garden has been laid to lawn with bordering plants, shrubs and a variety of fruit trees. Patio area with outside tap and external lighting.

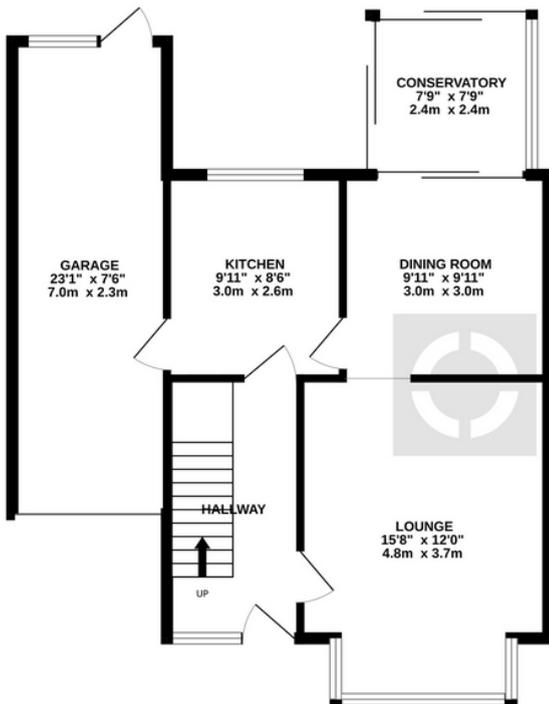
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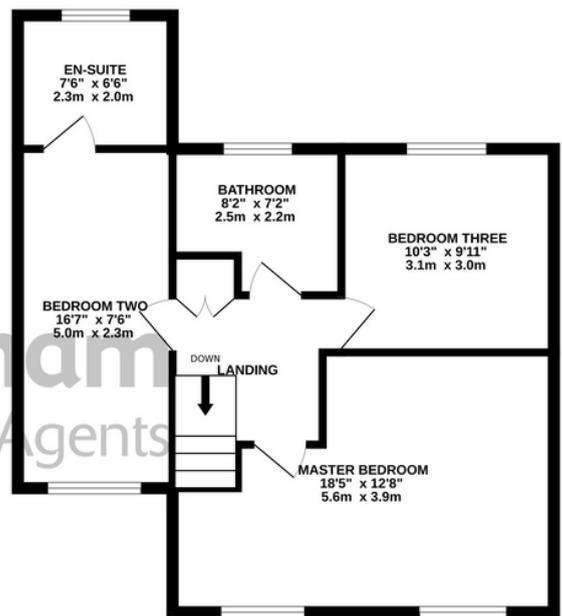


# Floor Plans

GROUND FLOOR  
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.4 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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