



Lytham
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1 Riley Grove, Kirkham PR4 2FJ

**Offers Over
£350,000**

A fantastic four-bedroom detached home situated in the charming Prince's Meadows development of Kirkham. Conveniently located near the M55 motorway and Lytham Town Centre. Video tour available!



Entrance Hall

Step through a composite front door with an obscured glass insert into a bright and spacious entrance hall adorned with marble tiled flooring. The hall features double doors leading to cloaks storage. A carpeted staircase to the first floor, offering convenient under-stair storage. Two front-facing UPVC double glazed windows with fitted blinds. Radiator. Pendant light.

WC

The marble tiled flooring continues into the WC, which features a pedestal wash basin with a mixer tap and tile splash back, and a WC with button flush. A front-facing UPVC double glazed obscured window with fitted blinds. Ceiling light and radiator.

Utility Room

Marble tiled flooring and a range of wall and base units topped with contrasting marble work surfaces and splash back. It includes a stainless steel wash basin with a drainer and mixer tap. Ideal combo boiler is housed in a wall unit. The room is well-lit by a ceiling light and has a composite side door with an obscured glass insert.

Living Room

The spacious living room features front-facing UPVC double glazed windows with fitted blinds and rear-facing UPVC French doors that open to the garden. The room is adorned with marble tiled flooring, two radiators, and a ceiling light fitting. Modern wall paneling, along with a feature media wall and electric fireplace, serves as a focal point. Door to:

Kitchen Diner

Kitchen Area

The kitchen area features a range of wall and base grey gloss units with contrasting marble work surfaces. It is equipped with Neff appliances, including a double oven and grill, dishwasher, induction hob, and extractor fan, as well as an integrated fridge freezer. The one and a half stainless steel wash basin with mixer tap and drainer is positioned beneath a side-facing UPVC double glazed window with fitted blinds. Additional features include a radiator and ceiling lights.

Living Dining Area

The marble tiled flooring continues into the living dining area, which boasts large bifold doors to the rear and three Velux skylight windows. The space is enhanced by modern wall paneling, a radiator, and ceiling lights.

First Floor Landing

Accessed via the aforementioned staircase, this area features carpeted flooring, a pendant light, and a radiator. Doors lead to the following rooms:

Master Bedroom

Spacious double room featuring carpeted flooring and a front-facing UPVC double glazed window with fitted blinds. It includes a radiator, a pendant light, and two sets of fitted wardrobes with mirrored sliding doors. Door to:

Ensuite

Three piece white suite comprising. Pedestal wash basin with mixer tap. Wc with button flush. step in shower with glass screen and Aqualisa electric shower. Chrome heated towel rail. Ceiling lights and extractor fan. rear facing UPVC double glazed obscured window with fitted blinds. tiled flooring and half tiled walls.

Bedroom Two

Comfortable double bedroom with carpeted flooring. It includes a front-facing UPVC double glazed window with fitted blinds. The room is equipped with a radiator and a pendant light. Additionally, it features fitted wardrobes with mirrored sliding doors, offering ample storage space.

Bedroom Three

Double bedroom with carpeted flooring. Rear facing UPVC double glazed window with fitted blinds. radiator. pendant light. Fitted wardrobes with mirrored sliding doors.

Bedroom Four

Features carpeted flooring and a rear-facing UPVC double glazed window with fitted blinds. It includes a radiator, a pendant light, and fitted wardrobes with mirrored sliding doors, providing ample storage space.

Family Bathroom

The bathroom features a three-piece white suite comprising a pedestal wash basin with a mixer tap, a WC with button flush, and a panel bath with a glass screen and Aqualisa electric shower. It includes a chrome heated towel rail, ceiling lights, and an extractor fan. A front-facing UPVC double glazed obscured window with fitted blinds ensures privacy. The space is finished with tiled flooring and half-tiled walls.

External

To the front the a spacious private driveway providing off street parking for multiple vehicles and access to the single garage. Also a small lawned area and path to the front door.

To the rear the property benefits from a large rear garden mainly laid to lawn

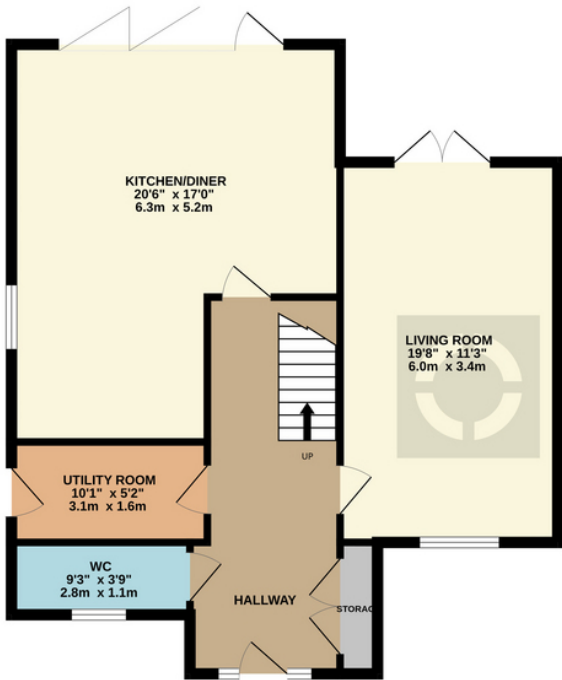
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Floor Plans

GROUND FLOOR
757 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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