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Estate Agents

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**2 Osborne Road, Lytham St. Annes FY8 1HS**

**£563,500**

*Beautifully appointed four-bedroom detached home on a quiet road near top schools and town centres, featuring spacious living areas, private gardens, ample parking, and a double garage.*



**Entrance Vestibule**

Arched glazed double doors to the front. Tiled flooring, exposed brick walls, and ceiling light. Large glazed wooden door with obscure leaded window above leads to:

**Entrance Hall**

UPVC double glazed windows to the side. Carpeted staircase leading to the first floor. Coving, spot lighting, large format tiled flooring, radiator with decorative cover, and large under stairs storage cupboard. Doors leading to the following rooms:

**WC**

UPVC double glazed obscure window to the side. Two piece white suite, comprising: wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, ceiling light and fitted cupboards.

**Lounge**

UPVC double glazed bay window to the front. Feature stone fireplace housing open grate fire. Coving, wood flooring, radiators, spot lighting, wall lights and TV aerial point.

**Sitting Room**

UPVC double glazed window and door to the rear. Wood flooring, coving, spot lighting, radiator and TV aerial point.

**Dining Kitchen**

UPVC double glazed window to the rear and French doors to the side. Range of fitted wall and base units with laminate work surfaces and contrasting island incorporating breakfast bar, and 1 ½ bowl sink and drainer with chrome mixer tap. Integrated appliances include: Lamona double ovens/grills, Bosch dishwasher, and Kenwood five ring gas hob with extractor above and stainless steel splashback panel. Space for American style fridge freezer. Large built-in cupboard housing Ferroll boiler. Spot lighting, built-in speakers, TV aerial point, radiator, ceiling light, and large format tiled flooring. Door to:

**Utility Room**

UPVC double glazed window to the rear. Range of fitted wall and base units incorporating laminate work surfaces, with space and plumbing beneath for washing machine and tumble dryer. Spot lighting, tiled flooring and Sheila maid.

**First Floor Landing**

Aforementioned staircase from the ground floor. Ceiling light, spot lighting, carpeted flooring and loft access hatch. Doors leading to the following rooms:

**Bedroom One**

UPVC double glazed windows to the front. Carpeted flooring, radiator, spot lighting and feature panelling to one wall.

**Bedroom Two**

UPVC double glazed windows to the front. Carpeted flooring, spot lighting and radiator.

**Bedroom Three**

UPVC double glazed window to the rear. Fitted wardrobes, dado rail, carpeted flooring, spot lighting and radiator.

**Bedroom Four**

UPVC double glazed window to the rear. Laminate flooring, radiator, spot lighting and fitted shelving and wall units.

**Family Bathroom**

UPVC double glazed obscure windows to the side. Four piece white suite, comprising: panelled bath with central chrome waterfall mixer tap and handheld shower attachment; step-in shower enclosure with glass screens, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; wall mounted vanity unit with inset wash hand basin with chrome waterfall mixer tap; and WC with push button flush. Fitted storage cabinets, mirrored vanity cabinet, spot lighting, tiled flooring and part tiled walls.

**External**

To the front, there is a stone chipped driveway providing off road parking and giving access to an attractive, private lawned garden with bordering trees and shrubbery providing plenty of privacy. External lighting. Gated access to the side leads to the rear garden.

To the rear, there is a large laid to lawn garden with paved patio areas and a variety of bordering plants, trees and shrubs. Gated access to the rear. External water tap.

**Garage**

Double garage with up and over door to the rear. UPVC double glazed windows to both sides and door leading to the rear garden. Power and lighting.

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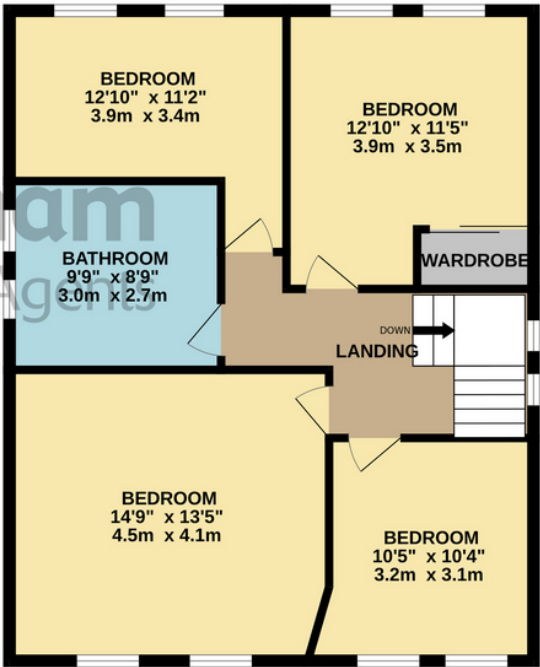


Floor Plans

GROUND FLOOR  
863 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1590 sq.ft. (147.7 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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