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**33 Victory Boulevard, Lytham FY8 5TG**

**£850,000**

*Stunning 4-Bed Detached Home with Converted Studio in Prime Lytham Quays Location – Must See!*



**Entrance Hall**

Composite external door with opaque double glazed panel, to the front. Additional UPVC double glazed window to the front. Carpeted turned staircase, with stairlift, leading to the first floor. Solid oak flooring, under stairs storage cupboard, coving, ceiling lights and radiator. Opening to Dining Room. Doors leading to the following rooms:

**Snug**

UPVC double glazed Georgian style windows to the front. Solid oak flooring, ceiling light, consumer unit, ceiling light and radiator.

**WC**

Two piece white suite, comprising: pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Solid oak flooring, part tiled walls, radiator, extractor fan, ceiling light and wall mounted illuminated mirror.

**Dining Kitchen**

UPVC double glazed windows to the side and French doors to the rear. Range of fitted units incorporating granite work surfaces, upstands and windowsills, with undermount 1 1/2 bowl stainless steel sink and chrome mixer tap. Integrated appliances include: Siemens double ovens, Siemens induction hob with illuminated extractor above, AEG twin fridge freezers, and Hotpoint dishwasher. LED lighting, large format marble effect tiled flooring, radiators, and TV aerial point. Door to:

**Utility Room**

UPVC double glazed obscure door to the side. Matching units with granite work surfaces and space and plumbing for washing machine and tumble dryer. Cupboard housing Vaillant boilers, large format marble effect tiled flooring, ceiling light, radiator and extractor fan.

**Lounge**

UPVC double glazed bay window to the front. Further UPVC double glazed windows to the side. Coving, solid oak flooring, wall lights, central Celsi electric wall fire, radiators and telephone points. Door to:

**Office**

UPVC double glazed windows to the side and rear. Solid oak flooring, radiator, ceiling light and coving.

**Dining Room**

Coving, solid oak flooring, radiator and ceiling light. Open plan to:

**Conservatory**

UPVC double glazed windows to the side and rear, with French doors to the side. Solid oak flooring, radiator and ceiling light.

**First Floor Galleried Landing**

UPVC double glazed window to the front. Aforementioned turned staircase with stairlift from the ground floor. Carpeted flooring, ceiling lights, coving, useful storage cupboard with shelving and further linen cupboard housing hot water cylinder. Loft hatch with pull down ladder leading to part boarded loft space. Doors leading to the following rooms:

**Bedroom One**

UPVC double glazed window to the front. Radiator, ceiling light, coving, solid oak flooring and TV aerial point. Opening to:

**Dressing Room**

UPVC double glazed window to the rear. Fitted wardrobes with sliding doors. Solid oak flooring, radiator, coving and spot lighting. Door to:

**En-Suite**

UPVC double glazed obscure window to the side. Three piece white suite comprising: walk-in shower area with wall mounted chrome controls, overhead rain shower and recessed shelf; wall mounted vanity unit with inset wash hand basin and chrome mixer tap; and WC with concealed cistern and wall mounted push button flush. Fitted storage cupboard, spot lighting, charcoal ladder style towel radiator, tiled walls and flooring, wall mounted illuminated mirror and electric toothbrush charging point.

**Bedroom Two**

UPVC double glazed window to the rear. Coving, solid oak flooring, radiator and ceiling light. Door to:

**En-Suite**

UPVC double glazed obscure window to the side. Three piece white suite, comprising: step-in shower enclosure with bi-folding screen door, 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. Chrome ladder style towel radiator, tiled flooring, part tiled walls, extractor fan and ceiling light.

**Bedroom Three**

Currently used as a dressing room, with a range of fitted open wardrobes and shelving. Carpeted flooring, radiator, ceiling light, coving and TV aerial point.

**Bedroom Four**

UPVC double glazed windows to the front and side. Ceiling light, carpeted flooring, radiator and coving.

**Family Bathroom**

UPVC double glazed obscure window to the side. Four piece white suite, comprising: panelled bath with chrome mixer tap; shower enclosure with bi-folding screen door, wall mounted chrome controls and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Wall mounted mirror with light and shaver point, extractor fan, tiled flooring, part tiled walls, ceiling light and radiator.

**External**

To the front, there is an attractive gated lawned garden and paths leading to the front door. Paved driveway provides off road parking and extended gated driveway leading to the garage. To the rear, the private garden has been landscaped to include to include an attractive lawn, paved patio areas with electric remote controlled double awning and raised planters. External power, lighting and water tap. Personal access gate to the side.

**Garage**

Double garage, part converted to include single garage with storage area and separate studio. Both up and over garage doors to the front in place. Power and lighting. Door to:

**Studio**

UPVC double glazed obscure external door to the side, leading to the rear garden. Laminate flooring, strip lighting and electric radiator.

**Additional Informaton**

Maintenance Charge - £408 per annum for the upkeep of communal areas  
Tenure - Leasehold for remainder of 999 year lease  
Ground Rent - £300 per annum

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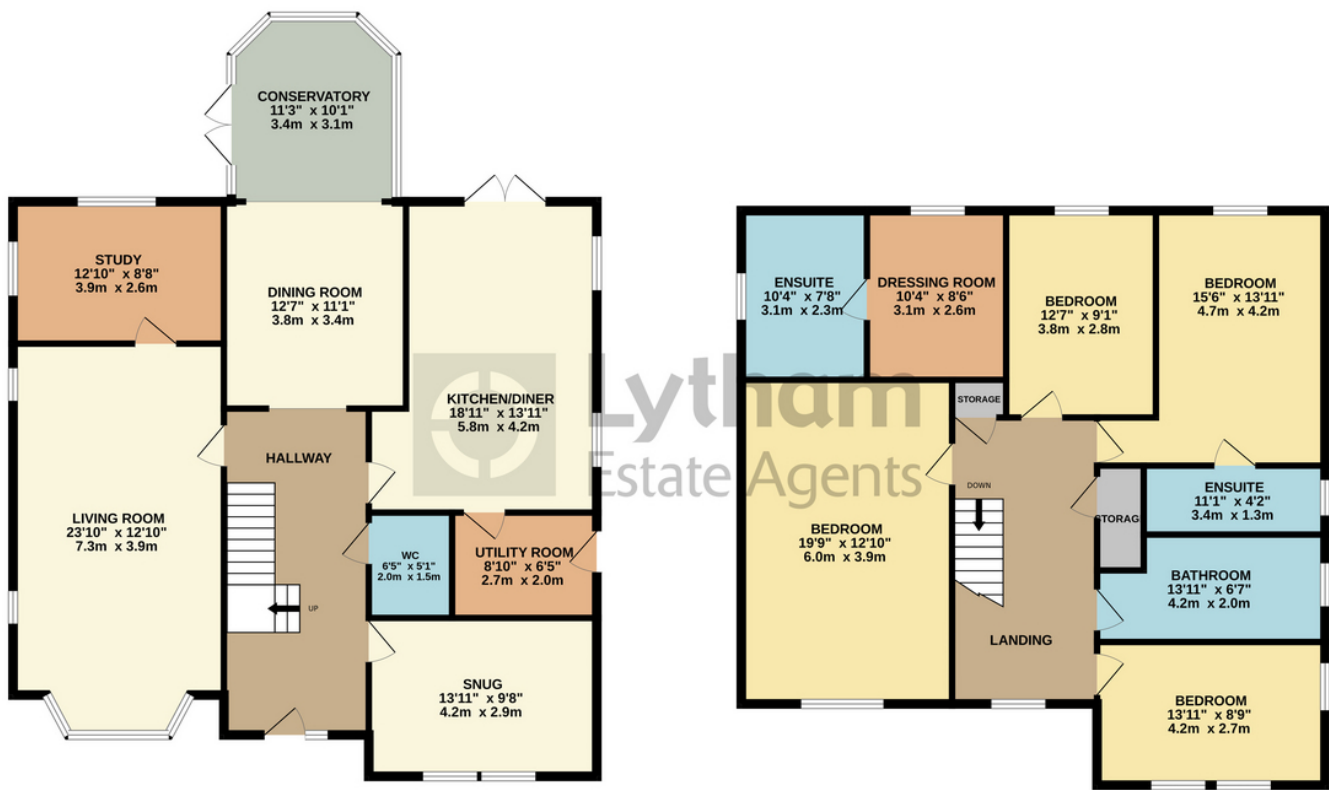
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Floor Plans

GROUND FLOOR  
1284 sq.ft. (119.3 sq.m.) approx.

1ST FLOOR  
1137 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA : 2422 sq.ft. (225.0 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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