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139 St. Annes Road East, Lytham St. Annes FY8 3HW

£595,000

Stunning five-bedroom Victorian home with modern finishes, spacious rooms, and beautifully landscaped gardens, ideally located near St Annes Town Centre and the seaside



Original Entrance Vestibule

Large original solid wood door with obscure leaded glazed panels and matching window above. Original mosaic tiled flooring, coving, dado rail and meter cupboard. Obscure leaded glazed door and surrounding windows leads to:

Entrance Hall

Carpeted staircase including ornamental panelling, spindals and newel post leading to the first floor. Cavalio flooring, radiator with decorative cover, ceiling light with period moulding, coving, dado rail. Doors leading to the following rooms:

Lounge

'A' Grade UPVC double glazed bay window to the front. 'A' Grade UPVC double glazed leaded obscure windows to the side. Feature decorative fireplace with granite hearth and inset living flame gas fire. Ceiling lights, picture rail, coving, ceiling lights with period moulding, wall lights, carpeted flooring, TV aerial point, high skirting and radiator.

Dining Room

'A' Grade UPVC double glazed obscure windows to the side. Feature recessed fireplace housing multi-fuel burning stove. Laminate flooring, coving, picture rail, ceiling lights with period moulding, radiator, and serving hatch to the kitchen. Door to Conservatory.

Breakfast Kitchen

'A' Grade UPVC double glazed window to the rear overlooking back garden. Range of fitted wall and base units with quartz work surfaces, matching island, breakfast bar and ceramic under mount double bowl sink with chrome mixer tap. Integrated appliances include Siemens double fridge freezer, wine cooler and Siemens dishwasher. Space for range cooker with built-in extractor above. Quartz upstands, tiled splash back, Cavalio flooring, coving, spot lighting, ceiling light and radiators. Doors to Cellar and Inner Hallway. French doors open to:

Conservatory

'A' Grade UPVC double glazed windows to the side and rear, and French doors leading to the rear garden. Cavalio flooring, ceiling light, spot lighting, part panelled wall. UPVC doubles glazed internal leaded window from the kitchen.

Inner Hallway

Wood effect vinyl flooring, radiator, useful large storage cupboard and spot lighting. UPVC double glazed door to Utility. Further door to:

WC

Two piece white suite, comprising: wash hand basin with twin chrome taps and WC with push button flush. Wood effect vinyl flooring, panelling to walls, spot lighting, wall lights, radiator and extractor fan.

Utility Room

Stone steps lead into a spacious utility with fitted units, 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. Ceiling lights, wood effect vinyl flooring and chrome ladder style towel radiator. Composite obscure double glazed external stable door to the side leading to back garden.

First Floor Split Level Landing

Aforementioned staircase from the ground floor. Further turned staircase leading to the second floor. Carpeted flooring, radiator with decorative cover, coving, wall lights, ceiling light, loft hatch and large storage cupboard. Doors leading to the following rooms:

Master Bedroom

'A' Grade UPVC double glazed bay window to the front and obscure window to the side. Coving, ceiling light with period moulding, laminate flooring, panelling to walls, radiators and spot lighting. Walk-in wardrobe with shelving and clothing rails. Door to:

En-Suite

'A' Grade UPVC double glazed obscure window to the front. Three piece white suite, comprising: large corner shower enclosure with curved sliding screen door, recessed shelf, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; Burlington vanity unit with inset wash hand basin and chrome mixer tap; and traditional WC with pull down flush. Tiled flooring, part tiled walls, coving, spot lighting, white ladder style towel radiator and extractor fan.

Bedroom Two

'A' Grade UPVC double glazed windows to the side and rear. Coving, carpeted flooring, ceiling lights, radiator and range of fitted wardrobes. Feature painted decorative cast iron fireplace.

Bedroom Three

'A' Grade UPVC double glazed bay window to the rear. Wood effect vinyl flooring, coving, ceiling light with period moulding, radiator, fitted cupboard and drawers, and loft access hatch with pull down ladder leading to boarded and insulated loft space (housing boiler) and water tank.

Bathroom

'A' Grade UPVC double glazed obscure window to the side. Three piece suite, comprising: panelled bath with traditional central mixer tap and handheld shower attachment; step-in corner shower enclosure with glass screen door, wall mounted controls and handheld shower attachment on riser rail; and pedestal wash hand basin with twin taps. Tiled flooring, part tiled walls, radiator, spot lighting, extractor fan, and wall mounted mirrored vanity cabinet with light and shaver point.

Separate WC

'A' Grade UPVC double glazed obscure window to the side. WC with handle flush. Part tiled walls, tiled flooring, and ceiling light.

Second Floor Landing

Aforementioned turned staircase from the first floor. Skylight window. Carpeted flooring, ceiling light and dado rail. Doors leading to the following rooms:

Bedroom Four

'A' Grade UPVC double glazed windows to the rear and obscure window to the side. Radiator, carpeted flooring, picture rail, ceiling lights and feature decorative painted cast iron fireplace.

Bedroom Five

'A' Grade UPVC double glazed window to the front and obscure window to the side. Carpeted flooring, loft hatch, ceiling light, radiator, feature beams and decorative painted cast iron fireplace. Double doors conceal a handy office space with fitted desk.

Bedroom

Three piece white suite, comprising: panelled bath with folding glass shower screen, wall mounted chrome mixer tap, Mira Sport electric shower unit and handheld shower attachment on riser rail; pedestal wash hand basin with twin chrome taps; and WC with handle flush. Wood effect tiled flooring, spot lighting, feature beam, extractor fan, white ladder style towel radiator, part tiled walls and recessed shelving.

Cellar

Ideal for storage, with power and lighting.

External

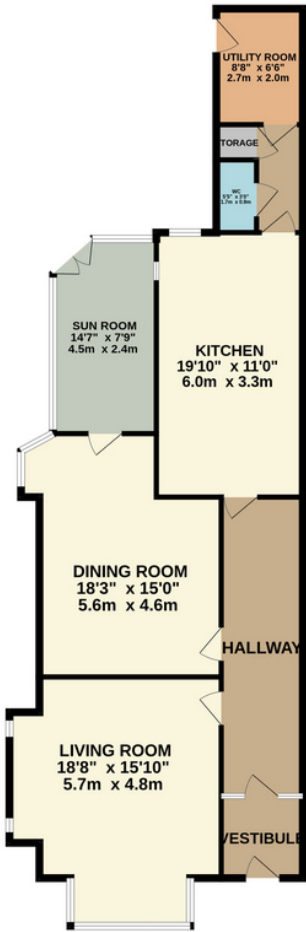
To the front, the property is approached via a large block paved driveway, with attractive well stocked bordering plants, trees and shrubbery. To the rear, the garden has been landscaped to include paved patio areas and paths, a well manicured lawn, bordering plants, trees and shrubs, and an attractive sheltered bench. Wood store, power, lighting and water tap. Gated side access to the front. Useful brick built shed with composite external door to the side and obscure double glazed window to the rear. Fitted units and shelving. Water tap with stone sink. Power and lighting.

Garden Pavillion

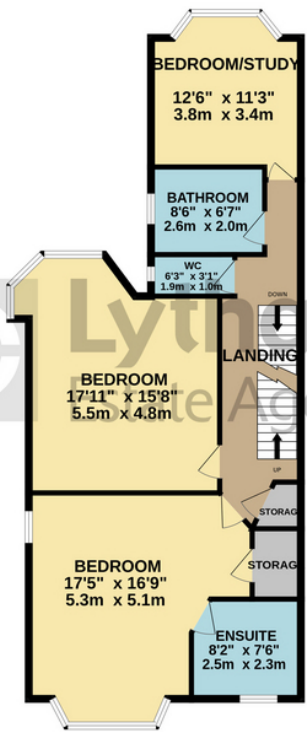


Floor Plans

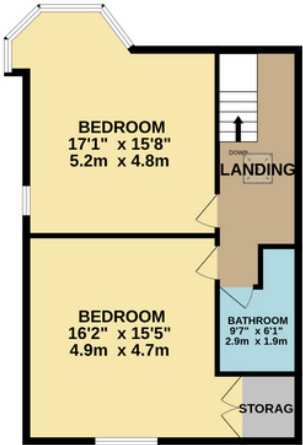
GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



1ST FLOOR
886 sq.ft. (82.3 sq.m.) approx.



2ND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 2611 sq.ft. (242.6 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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