



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 Garden Avenue, Wrea Green PR4 2WD

£350,000

This deceptively spacious semi-detached dormer bungalow, located in the picturesque village of Wrea Green, is a must-see to fully appreciate all it has to offer!



Entrance Hall

Enter through a composite front door with an obscured glass insert into a hallway with carpeted flooring. A storage cupboard houses the electric meter. The hallway is illuminated by two pendant lights and includes a carpeted staircase with a stair lift leading to the first floor, and a radiator.

Living Room

A spacious living room with one front-facing and one side-facing UPVC double-glazed window, plus a bay window to the front. Features include carpeted flooring, two pendant lights, a gas fire with a granite surround, and two radiators.

Dining Room

Carpeted flooring, radiator, a door to understair storage, and a pendant light. Double doors lead to:

Sun Room

Featuring laminate flooring, ceiling lights, and a skylight, this sun room has a radiator and bi-fold doors opening to the patio.

Kitchen Diner

Equipped with vinyl wood-effect flooring, a range of wall and base units with a complementing quartz work surface and matching tile splashback. Includes a one-and-a-half sink with mixer tap and drainer, Siemens induction hob with NEFF extractor fan, NEFF double ovens, an integrated fridge and separate freezer, and a pantry cupboard. A unit houses the Baxi combi boiler. Features side-facing UPVC double-glazed window, skylight, and French doors open to the rear garden.

Shower Room

This wet room-style shower room features a walk-in shower with a plumbed mixer shower, a WC with a handle flush, and a wall-mounted wash basin with a mixer tap. It includes a side-facing UPVC double-glazed obscured window, ceiling light, extractor fan, and a chrome heated towel rail.

First Floor Landing

Accessed via the aforementioned staircase, with a pendant light and doors leading to the following rooms.

Bedroom One

Featuring carpeted flooring, a pendant light, and a radiator. This room has rear and side-facing UPVC double-glazed windows and a range of fitted bedroom furniture, including wardrobes and a dressing table. Door to:

Bedroom Two

Spacious bedroom features carpeted flooring, a front-facing UPVC double-glazed window, two sets of fitted wardrobes, a storage cupboard, a radiator, and a pendant light. Door to:

Ensuite

A wet room-style shower room with tiled walls, ceiling light, extractor fan, and a Velux window. Includes a walk-in shower with an Aqualisa shower, WC with button flush, wall-mounted wash basin with mixer tap and vanity below, heated towel rail, and wall-mounted illuminated mirror. Doors to both bedrooms.

External

The front of the property features a spacious flagged stone driveway, offering off-street parking for multiple vehicles and access to both the property and garage, along with a neatly maintained lawned area.

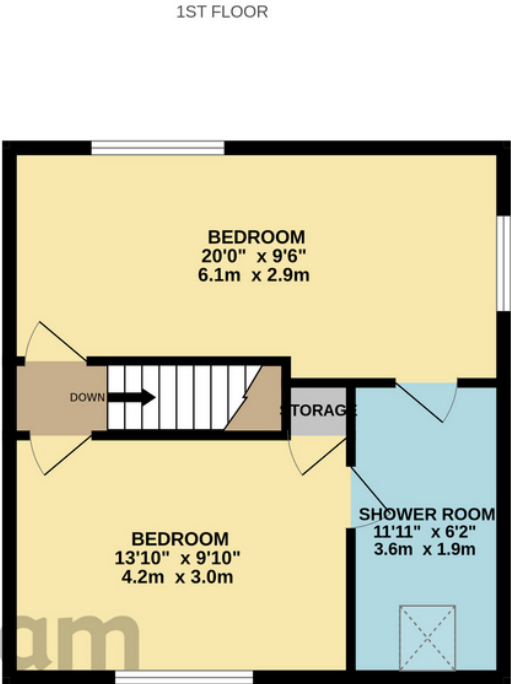
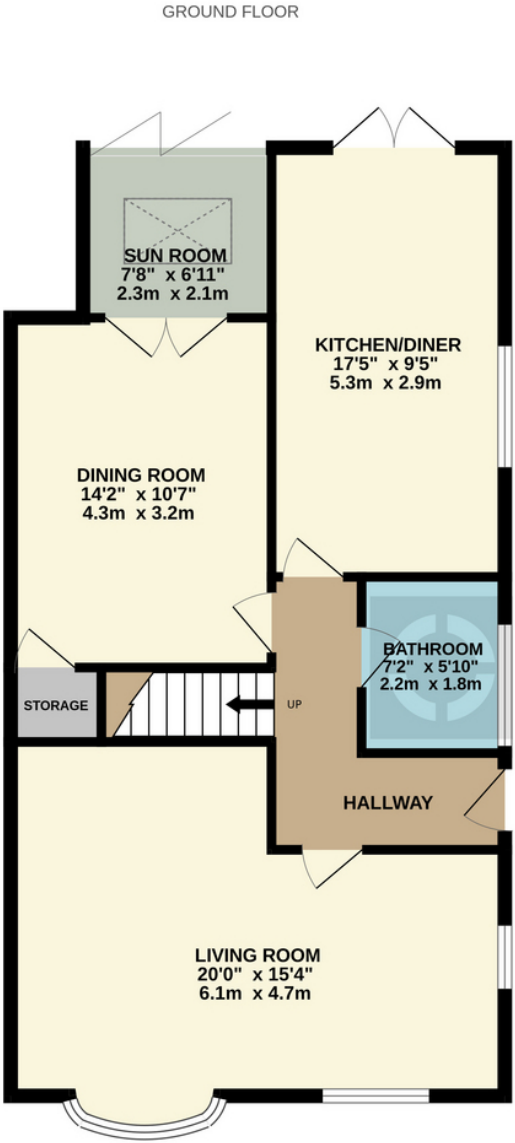
The rear garden is primarily laid to lawn, with well-established shrub and plant borders. A large patio area is perfect for outdoor furniture and entertaining, while a flagged stone path leads to the garage and workshop.

Disclaimer

You may download or store this material for your own personal use and research. You may NOT republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner’s express prior written consent. The website owner’s copyright must remain on all reproductions of material taken from this website. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Floor Plans



Lytham
Estate Agents

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.
Made with Metropix ©2024