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15 Ribby Avenue, Wrea Green PR4 2ND

£299,950

A tastefully appointed three-bedroom dormer bungalow situated in the picturesque village of Wrea Green, just a short drive from Lytham. This property features a newly fitted kitchen and is available chain-free.



Porch

Accessed via a side entrance, the porch features UPVC double glazed double doors, an external wall light, and a tiled floor with a sunken mat. A side meter cupboard provides additional storage. An inner obscured glazed door leads to the main hallway.

Hallway

Vinyl wood-effect flooring and features a single panel radiator. Two overhead lights. A carpeted staircase leads to the first floor, and doors to the following rooms.

Lounge

This spacious principal reception room features a UPVC double glazed bay window at the front, enhanced by a curved single panel radiator beneath. The room is elegantly finished with a corniced ceiling and two wall lights. The focal point is a tiled fireplace with a raised tiled hearth, housing a gas coal-effect living flame fire. Additionally, the lounge is equipped with a television aerial point and matching wood-effect flooring.

Dining Room

A generously sized second reception room with UPVC double glazed sliding patio doors that open onto the rear garden. The room features a double panel radiator, a corniced ceiling with a decorative rose, and a deep understair storage cupboard with shelving. A serving hatch connects to the adjacent kitchen, and the room is finished with matching wood-effect flooring.

Kitchen

Recently installed, this brand new kitchen includes a range of fitted units, a stainless steel single drainer sink with a mixer tap, and laminate wood-effect work surfaces with matching splash-backs. New integrated appliances include a Neue four-ring electric ceramic hob with an illuminated extractor fan, a Neue electric oven and grill, and an integrated fridge/freezer and washing machine. Inset ceiling spotlights and matching wood-effect flooring. A concealed Baxi combi gas central heating boiler, installed in February 2024. A UPVC door with an inset obscured panel provides access to the rear garden.

Ground Floor Bedroom

This adaptable ground floor double bedroom can easily serve as an additional reception room or a convenient study. It features UPVC double glazed windows on both the front and side, a single panel radiator, matching wood-effect flooring, and a corniced ceiling with a decorative rose.

Bathroom

UPVC obscure double glazed window to the side. The three-piece white suite comprises a panelled bath with mixer tap, a folding glazed shower screen with a Mira Play over-bath shower, a pedestal wash hand basin with a mixer tap, and a WC. The room is finished with ceramic tiled walls and flooring, and a single panel radiator.

First Floor Landing

Accessed via the aforementioned staircase the landing features a ceiling light and doors to the following rooms.

Bedroom Two

Spacious double bedroom with a UPVC double glazed window to the front. The room includes a single panel radiator, access to the roof void, and a built-in cupboard with shelving. Door to:

Dressing Room

This versatile space could serve as a dressing room, study, or even be converted into an en suite. Features a UPVC double glazed window to the side, a single panel radiator, and overhead lighting. Low-level sliding doors provide access to the roof void.

Bedroom One

Spacious double bedroom featuring a UPVC double glazed windows to the rear and side. The room includes a single panel radiator and access to the roof void.

External

The front of the property boasts a walled garden with a well-maintained lawn, bordered by established flowers and shrubs. A driveway offers ample off-road parking and extends down the side of the property to the garage, complete with a garden tap. The rear garden provides a private retreat, featuring a stone-flagged patio, a lawn surrounded by flower and shrub borders, and a stone-chipped area behind the garage, perfect for bin storage.

Garage

A brick garage with an up-and-over door, a UPVC double glazed window for natural light, and additional loft space for storage. Note that while the electricity is currently disconnected, there is potential to reconnect a power supply to the garage.

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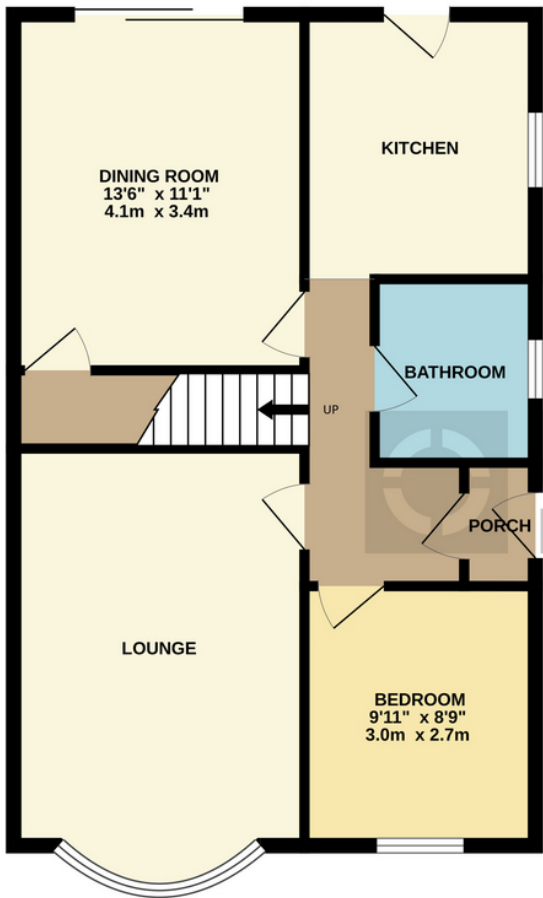
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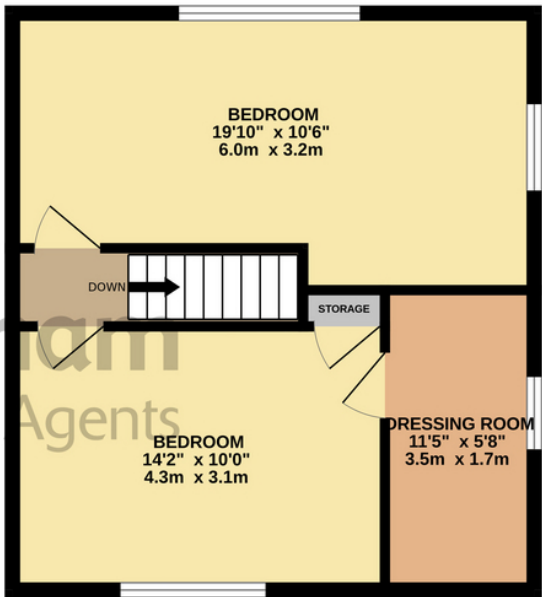


Floor Plans

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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