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**49 Preston Road, Lytham St. Annes FY8 5BN**

**Guide Price  
£335,000**

*CHAIN FREE - Charming and Versatile 2/3-Bedroom Bungalow Near Lytham Centre with Spacious Loft, Parking and Private Gardens*



**Entrance Hall**

Leaded obscure double glazed wooden door to the front. Carpeted flooring, coving, picture rail, ceiling lights, radiator with decorative cover and loft access hatch with pull down ladder. Archway to kitchen, doors leading to the following rooms:

**Lounge**

Leaded bay window to the front and obscure round picture windows to the side. Radiator, carpeted flooring, TV aerial point, dado rail, wall lights and ceiling light with period moulding.

**Kitchen**

UPVC double glazed window to the side. Range of fitted wall and base units incorporating breakfast bar, laminate work surfaces and inset 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap. Integrated Neff appliances include: oven/grill, four ring gas hob with illuminated extractor above, slimline dishwasher and refrigerator. Tiled flooring and splash backs, TV aerial point, spot lighting, panelling to ceiling, radiator and useful large pantry cupboard with shelving and consumer unit. Opening to:

**Inner Hall**

Carpeted flooring, strip light and fitted storage cupboard. Opening to dining room/snug. Bi-folding door to Utility and glazed door to conservatory.

**Utility Room**

Laminate work surface, wall mounted cupboard, space and plumbing for washing machine, and wall mounted Glow.worm boiler. Tiled flooring, part tiled walls, strip light and Velux skylight window.

**Dining Room/Snug**

Velux skylight window. Double glazed internal window to conservatory. Carpeted flooring, ceiling light, TV aerial point and radiator.

**Conservatory**

UPVC double glazed windows to the side and rear and door to the side. Laminate flooring, TV aerial point, radiator and wall lights.

**Bedroom One**

Double glazed leaded windows to the front. Range of fitted furniture incorporating wardrobes, dressing table and matching bedside units. Carpeted flooring, radiator, TV aerial point and ceiling light.

**Bedroom Two**

UPVC double glazed window to the rear. Range of fitted furniture incorporating: wardrobes, dressing table, over bed storage and bedside units. Carpeted flooring, radiator, ceiling light and TV aerial point.

**Bathroom**

UPVC double glazed obscure window to the rear. Four piece white suite, comprising: tiled panelled bath with chrome mixer tap; step-in shower enclosure with glass screen door, wall mounted controls and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and chrome mixer tap; and further vanity unit incorporating WC with concealed cistern and push button flush. Tiled walls and flooring, wall mounted illuminated mirror, chrome ladder style towel radiator, spot lighting and panelling to ceiling.

**Loft**

Carpeted loft room with Velux skylight window. Fitted shelving. Ideal as a hobby room or study.

**External**

To the front, the very private garden is approached via a block paved gated driveway, leading to the garage. Further paved path leads to the front door, with the front garden mainly stone chipped with a decorative paved area and a variety of well stocked plants, trees and shrubs. External lighting.

To the side, a second paved, gated driveway provides an additional parking space and storage/bike shed.

To the rear, the tiered garden has been paved for ease of maintenance, incorporating well stocked bordering shrubs and trees. Gated access to the side.

**Garage**

Detached garage with double wooden doors to the front.

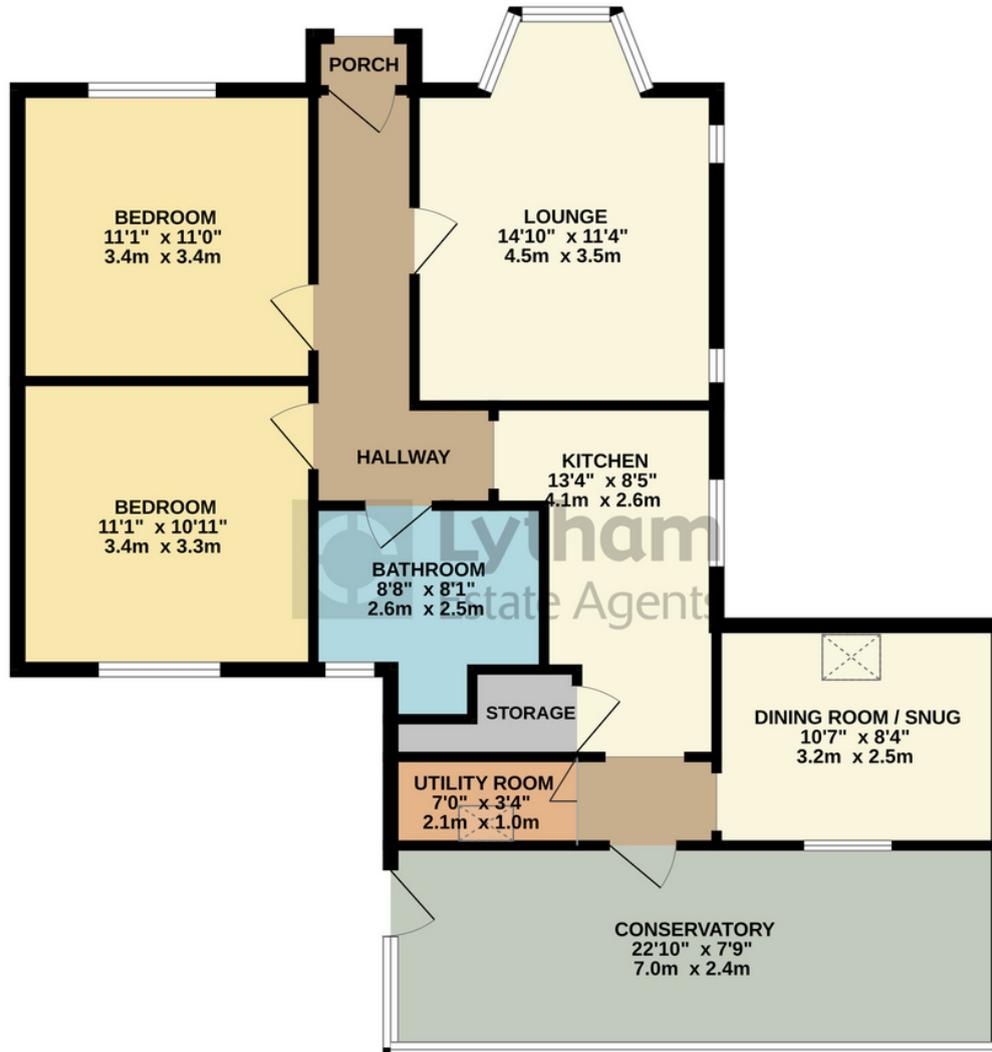
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# Floor Plans

GROUND FLOOR  
946 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.8 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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