



Lytham
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33 Lorne Street, Lytham FY8 5BU

Guide Price
£225,000

Charming Two-Bedroom Cottage in a Prime Lytham Location



Porch

Enter through a wooden front door into the porch, featuring carpeted flooring, a pendant light, and a front-facing uPVC window. The porch also houses an electric meter cupboard.

Lounge

This cozy room offers carpeted flooring, a front-facing uPVC window, and both wall-mounted and pendant lighting. It features an open fire with a decorative surround, coving, and a radiator.

Dining Room

With carpeted flooring and a rear-facing uPVC window, this spacious dining area includes a ceiling rose, coving, and a pendant light. A radiator, storage cupboard and a door leading to the kitchen. The staircase to the first floor is also accessible from this room.

Kitchen

The kitchen features vinyl tiled flooring, a side-facing uPVC window, and a uPVC side door. It includes a range of wood wall and base units with a laminate work surface, a stainless steel sink with a mixer tap and drainer, and space for a freestanding fridge, freezer, and gas cooker. The kitchen also houses the Worcester combi boiler.

Bedroom One

A spacious double bedroom with carpeted flooring, a rear-facing uPVC window, a radiator, and a pendant light. The room features fitted wardrobes with sliding mirrored doors.

Bedroom Two

Another spacious bedroom featuring carpeted flooring, a radiator, a pendant light, and a front-facing uPVC window.

Bathroom

Four-piece suite with a panel bath and twin taps, a pedestal wash basin with twin taps, a WC with a handle flush, and a shower cubicle with a plumbed shower and sliding doors. Wood flooring, a radiator, and a ceiling light.

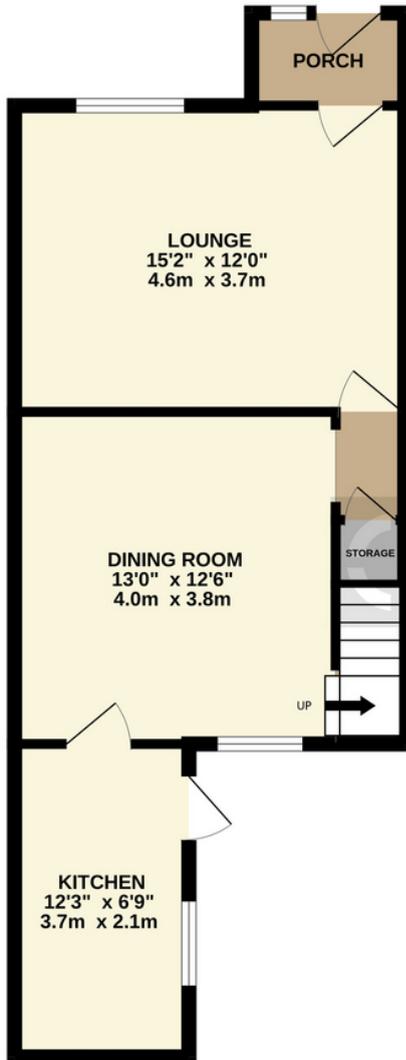
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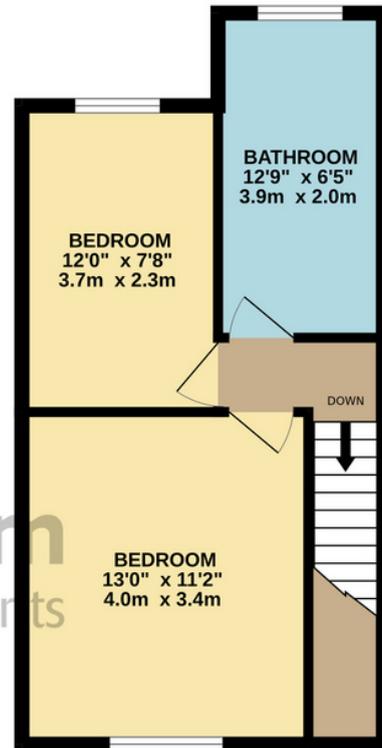


Floor Plans

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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