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4 Bath Street, Lytham, Lancashire FY8 5ES

£525,000

Charming Grade II Listed Cottage in Prime Lytham Location



Porch

Enter through an outer door featuring an original semi-circular leaded fan light. The space includes a single panel radiator, a corniced ceiling, and a decorative centre rose. An inner panelled door leads directly into the lounge.

Lounge

A delightful space adorned with a corniced ceiling and a decorative centre rose, featuring a window that overlooks the front, enhanced by internal folding wooden plantation shutters. The central fireplace serves as the room's focal point, showcasing a gas coal-effect living flame fire with a detailed white mantel and a raised hearth. Flanking the chimney breast are fitted period-style display cupboards with open shelving and a TV housing cabinet. A deep L-shaped understairs storage cupboard offers additional space for belongings. The room includes a radiator and opens seamlessly into the dining room.

Dining Room

Featuring a turned staircase with a white balustrade leading to the first floor landing. Cast iron wood-burning stove set on a slate hearth, complemented by matching open period cupboards and shelving. A corniced ceiling with a decorative centre rose and a radiator. An obscured leaded and stained glass window enhances the natural light in the space. Two folding double-glazed doors offer access to the atrium.

Atrium

A bright space with a lantern roof, featuring fixed wall lights and two radiators. Double doors lead to the enclosed rear patio garden, while an internal door opens to a laundry cupboard with a Bosch washing machine and Blomberg tumble dryer. A freestanding period-style dresser provides additional storage. An archway connects the atrium to the kitchen.

Kitchen

Well-appointed kitchen featuring a range of wall and base units, complemented by wood block work surfaces. The centrepiece is a Belfast-style sink with a matching drainer and antique-style mixer taps. Built-in appliances include a Bosch fan-assisted double oven and a Zanussi five-ring gas hob with an illuminated extractor fan above. The kitchen also features a freestanding Electrolux fridge/freezer and a Bosch dishwasher. The room is finished with matching tiled floors and part-tiled walls, along with a freestanding wine rack and open display shelving. Double glazed window to the rear that offers views of the garden. Concealed Worcester combi gas boiler.

First Floor Landing

The landing is accessed via a split-level staircase and features tasteful decor, two panel radiators, a corniced ceiling, and a decorative centre rose. A double glazed side window brings in natural light, and strip pine doors lead to the first-floor rooms.

Master Bedroom

Spacious master bedroom with carpeted flooring and two front-facing sash windows fitted with plantation shutters. The room features a corniced ceiling with a centre rose and ceiling lights. A radiator provides warmth, while a bank of fitted wardrobes spans one wall. A sliding door, accented by obscure glass bricks, leads to the en-suite.

Ensuite

A modern three-piece suite comprising a tiled step-in shower cubicle with a Mira shower. Period-style vanity unit features a wooden basin unit with a marble top and antique mixer taps, along with cupboards beneath for storage. The suite is completed by a low-level WC. Corniced ceiling with downlighting and an extractor fan, all set on a ceramic tiled floor.

Bedroom Two

A well-proportioned double bedroom featuring double glazed doors that open onto a wrought iron 'Juliette' balcony. The room includes a single panel radiator and a corniced ceiling with a centre rose.

Bathroom

A stunning five-piece suite featuring a free-standing roll-top bath with a chrome mixer tap and hand shower. Tiled step-in shower cubicle includes an overhead plumbed shower and a handheld shower. Twin period-style vanity wash basins are topped with a marble-effect surface and paired with matching antique-style mixer taps, along with cupboards and drawers beneath. The suite is completed by a low-level WC and a period-style radiator integrated into a chrome heated towel rail. Two double glazed windows with roller blinds allow natural light, while the room boasts a ceramic tiled floor, a corniced ceiling with downlighting, and an extractor fan.

External

To the rear of the property you'll find an enclosed walled patio garden. This space has been block paved and features side dwarf walls with a variety of mature shrubs and trees. The garden benefits from external lighting and electric power points, offering a private and secluded atmosphere.

Accessed from the rear service road (Shepherd Street), there is an electrically operated roller garage door providing secure off-road parking.

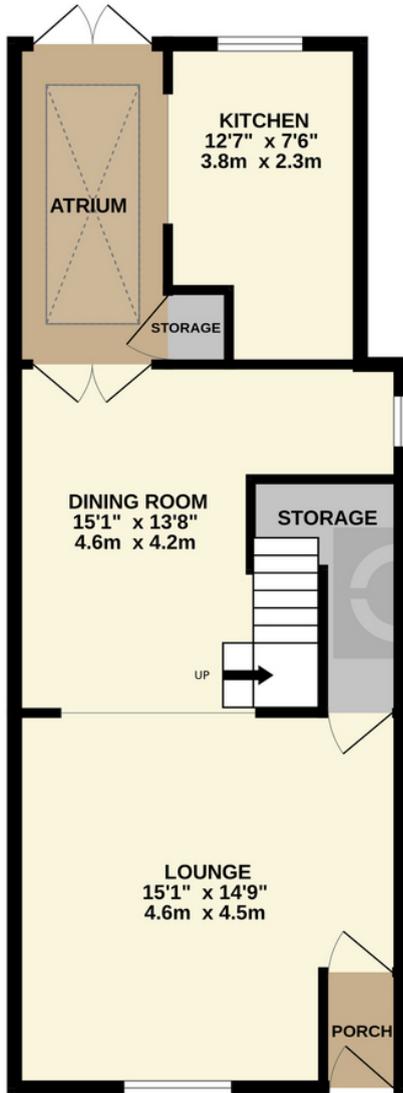
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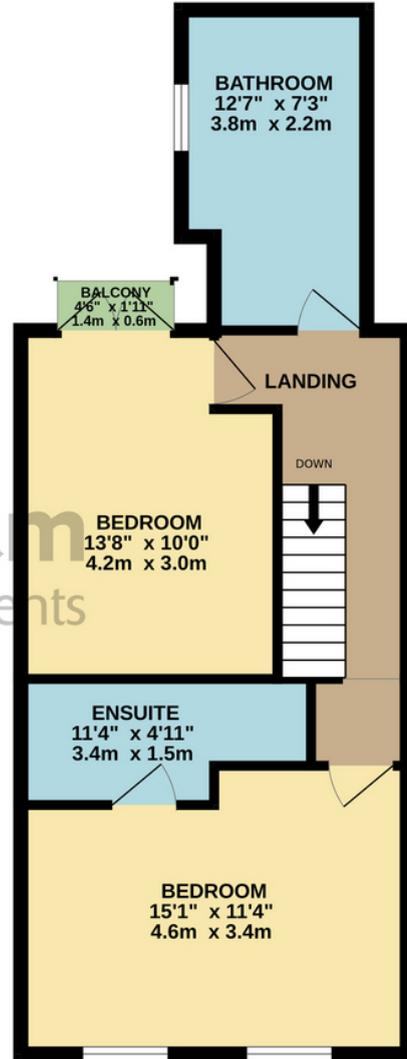


Floor Plans

GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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