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11 Priory Mews, Lytham St Annes, Lancashire FY8 4FT

**Guide Price
£525,000**

A beautiful Portland-style detached family home located in a quiet cul-de-sac within a sought-after executive estate, ideally positioned between Lytham and St Annes. Viewing is essential to fully appreciate the size and quality of this property!



Entrance Hall

UPVC double glazed door to the side and window to the front, with fitted shutters. Carpeted turned staircase leading to the first floor. Ted Todd wood flooring, radiator, ceiling light, coving and useful under stairs storage cupboard. Doors leading to the following rooms:

Lounge

UPVC double glazed windows to the front, with fitted shutters. Ted Todd wood flooring, contemporary living flame gas fire, ceiling light, radiator and coving.

Living/Dining Room

UPVC double glazed window and bi-folding doors to the rear, with electric remote controlled blinds. Ted Todd wood flooring, ceiling lights and radiator.

Kitchen

UPVC double glazed windows to the side and rear. Sigma 3 fitted kitchen with a range of wall and base units incorporating breakfast bar, quartz worksurfaces and under mount 1 ½ bowl stainless steel sink with chrome mixer tap. Integrated appliances include: Neff double ovens and combi microwave, Neff dishwasher, Neff induction hob with extractor above, fridge freezer, and wine fridge. Kardean flooring, spot lighting and radiators. Door to:

Utility Room

UPVC double glazed door to the rear and window to the side. Matching fitted units incorporating quartz work surface and undermount single bowl stainless steel sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Cupboard housing Worcester boiler, Kardean flooring and spot lighting.

WC

UPVC double glazed obscure window to the side. Two piece white suite, comprising: pedestal wash hand basin with chrome mixer tap; and WC with handle flush. Part tiled walls, Kardean flooring, wall mounted mirror, ceiling light and radiator.

First Floor Landing

Aforementioned staircase from the ground floor. UPVC double glazed window to the front. Carpeted flooring, loft hatch, radiator and useful storage cupboard housing hot water cylinder. Doors to following rooms:

Master Bedroom

UPVC double glazed windows to the front. Carpeted flooring, ceiling light, radiator and fitted wardrobes. Door to:

Ensuite

UPVC double glazed obscured window to the side. Newly fitted three piece suite, comprising: step-in shower enclosure with all mounted controls, overhead rain shower and handheld shower attachment; wall mounted vanity unit with inset twin wash hand basins and chrome mixer taps; and WC with push button flush. Wall mounted illuminated mirror, chrome ladder style towel radiator, ceiling lights and extractor fan, tiled walls and Kardean flooring.

Bedroom Two

UPVC double glazed windows to the front. Carpeted flooring, ceiling light, fitted wardrobes. And radiator.

Bedroom Three

UPVC double glazed window to the rear. Carpeted flooring, ceiling light and radiator.

Bedroom Four

UPVC double glazed window to the rear. Carpeted flooring, ceiling light and radiator.

Bathroom

UPVC double glazed obscure window to the rear. Three piece white suite, comprising: panelled bath with mixer tap and wall mounted Mira electric shower; vanity unit with inset wash hand basin and mixer tap; and WC with handle flush. Radiator, Kardean flooring, ceiling light and extractor fan.

External

To the front, there is a large block paved driveway providing off road parking for multiple cars and leading to the double garage. Electric car charging point and external lighting.

To the rear, there is a beautifully landscaped garden featuring a well-manicured lawn, large paved patio area and a variety of well stocked bordering plants, trees and shrubs. Further patio area to the side. External lighting and water tap.

Garage

Double garage with up and over doors to the front. Power and lighting.

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Floor Plans

GROUND FLOOR
1139 sq.ft. (105.9 sq.m.) approx.

1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1824 sq.ft. (169.5 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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