



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



33 Myerscough Avenue, Lytham St. Annes FY8 2HY

£199,950

Fantastic three-bedroom family home located just minutes from the seaside and St Annes town centre, featuring a spacious layout and a desirable southerly-facing rear garden. Viewing is essential to fully appreciate all this property has to offer!



Entrance Hall

A welcoming entrance features a staircase leading to the first floor, complete with under-stair storage, a radiator, and carpeted flooring. Doors lead to the following rooms.

Lounge

This inviting lounge boasts carpeted flooring and a front-facing UPVC bay window that fills the room with natural light. A pendant light and radiator add to the ambiance, complemented by an electric flame effect fire for a cozy touch.

Dining Room

The dining room features wood laminate flooring, a radiator, and a pendant light. Fitted storage cupboards provide additional practicality, while the space opens seamlessly to the sunroom and kitchen.

Sun Room

Open to both the dining room and kitchen, the sunroom continues with the laminate flooring. It offers two rear-facing and one side-facing UPVC windows, with French doors that open out to the patio. Base units with laminate work surfaces incorporate a one-and-a-half sink with a mixer tap and space for a dishwasher.

Kitchen

The kitchen maintains the laminate flooring and includes a range of wall and base units with laminate work surfaces. Appliances comprise a fan oven, induction hob with an extractor hood above, integrated fridge freezer and integral washing machine. A wall mounted laminate breakfast bar with space for bar stools below.

First Floor Landing

The bright, open landing features a side-facing obscured UPVC window, a pendant light, radiator, and loft hatch, with doors leading to the following rooms.

Bedroom One

A spacious double bedroom offering carpeted flooring, a radiator, pendant light, and a front-facing UPVC window, with ample space for freestanding bedroom furniture.

Bedroom Two

Another generous double bedroom with carpeted flooring, a radiator, pendant light, and a rear-facing UPVC window, providing plenty of space for additional furniture.

Bedroom Three

This room features a front-facing UPVC double-glazed window, carpeted flooring, a radiator, ceiling light and built in storage cupboard with shelving.

Bathroom

The bathroom features a three-piece suite, including a panel bath with twin taps and a plumbed shower overhead, a pedestal wash basin with a mixer tap and tiled splashback, and a WC with a button flush. Rear-facing obscured UPVC window and a chrome heated towel rail.

External

To the front, the garden is laid with loose stones, with pathways leading to the front door and down the side of the property to the rear garden.

The rear garden enjoys a southerly aspect and is predominantly laid to lawn, featuring a raised paved patio area—perfect for entertaining. A convenient water tap is also located to the side.

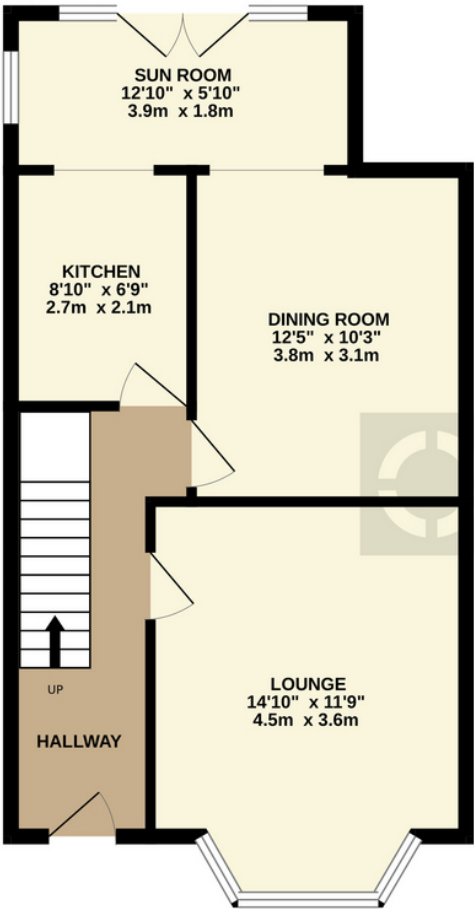
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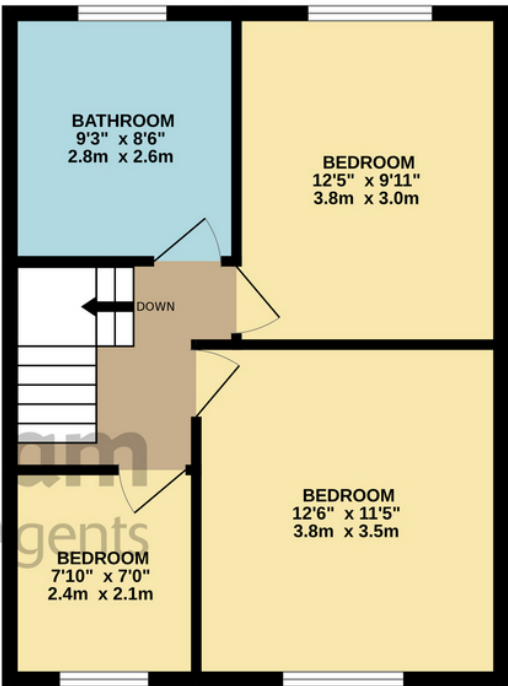


Floor Plans

GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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