



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



279 Church Road, Lytham St Annes FY8 3NP

£350,000

Beautifully Renovated Three-Bedroom Family Home Near Lytham, St Annes, and Top Schools! Featuring a spacious rear garden and off-street parking, this property offers everything a family needs!



Entrance Hall

Composite external door with inset double glazed leaded panel and matching adjacent window to the front. Carpeted staircase leading to the first floor. Laminate flooring, coving, spot lighting, radiator and under stairs storage cupboard housing meters and consumer unit. Doors leading to the following rooms:

WC

Two piece white suite, comprising: vanity unit with inset wash hand basin and mixer tap; and WC with push button flush. Laminate flooring, extractor fan and spot lighting.

Lounge

UPVC double glazed bay window to the front. Carpeted flooring, radiator, spot lighting and TV aerial point.

Open Plan Living Dining Kitchen

Powder coated aluminium double glaze bi-folding doors to the rear, leading to the rear garden. Two matching double glazed windows to the side. Large skylight window. Range of fitted wall units with matching island incorporating breakfast bar, marble effect laminate work surfaces and large inset single bowl sink and drainer with chrome mixer tap. Integrated appliances include: fridge freezer, dishwasher, twin CDA ovens/grills, and Logik four ring induction hob. Laminate flooring, spot lighting, contemporary vertical radiators, fitted console unit, TV aerial point and Bluetooth speakers. Obscure glazed Crittall style doors leading to:

Utility Room

UPVC double glazed window to the side. Range of fitted units incorporating marble effect laminate work surface and inset large single bowl sink and drainer with chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Cupboard housing Main Eco Compact boiler. Laminate flooring and spot lighting.

First Floor Landing

Aforementioned staircase from the ground floor. UPVC double glazed obscure leaded window to the side. Carpeted flooring and spot lighting. Doors leading to the following rooms:

Bedroom One

UPVC double glazed bay window to the front. Carpeted flooring, spot lighting, TV aerial point and radiator.

Bedroom Two

UPVC double glazed window to the rear. Carpeted flooring, spot lighting, TV aerial point and radiator.

Bedroom Three

UPVC double glazed window to the front. Carpeted flooring, spot lighting and radiator.

Bathroom

UPVC double glazed opaque window to the rear. Four piece white suite, comprising: freestanding bath with wall mounted gunmetal mixer tap; step-in shower enclosure with glass shower screens, gunmetal wall mounted controls, handheld shower attachment on riser rail and overhead rain shower; vanity unit with inset wash hand basin and gunmetal mixer tap; and WC with push button flush. Tiled walls and flooring, twin gunmetal ladder style towel radiators, extractor fan, spot lighting and wall mounted illuminated mirror.

External

To the front, the property benefits from an attractive newly paved driveway, leading to a detached wooden garage to the rear, with double doors. Further stone chipped areas provide additional parking, with attractive planted borders. External lighting to the front, with water tap and power points to the side.

To the rear, the garden has been mostly laid to lawn with a fantastic large patio area, ideal for relaxing or entertaining. Raised borders are ideal for hosting a variety of plants and shrubs.

Additional Information

Tenure -

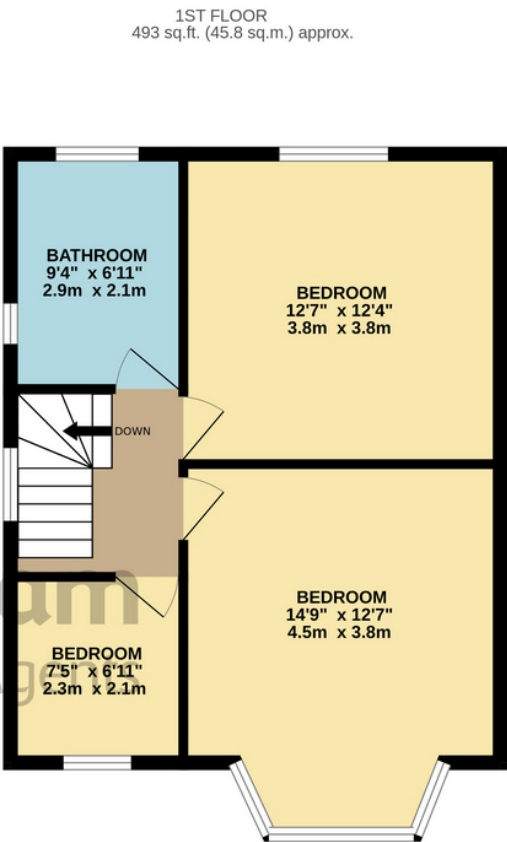
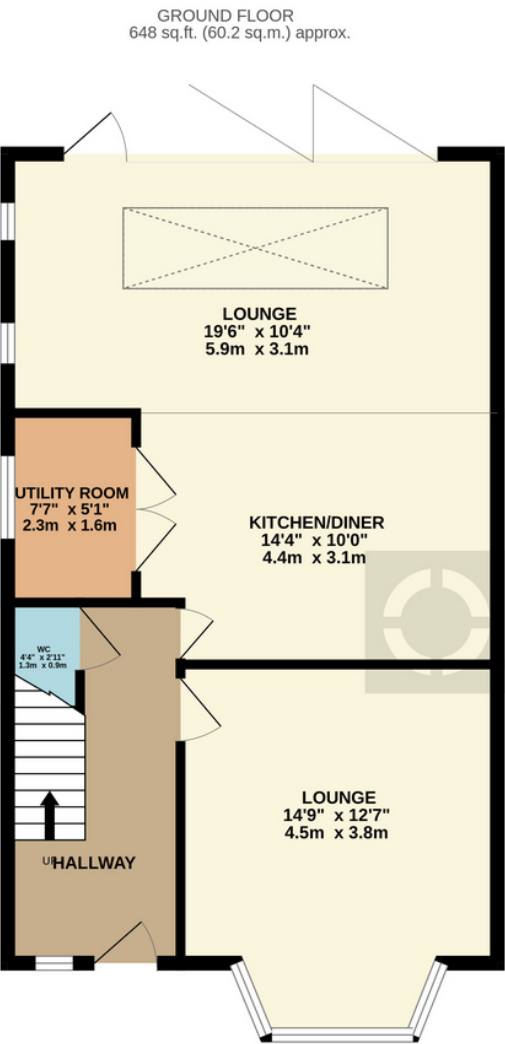
Council Tax Band - D

Disclaimer

You may download or store this material for your own personal use and research. You may NOT republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner’s express prior written consent. The website owner’s copyright must remain on all reproductions of material taken from this website. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Floor Plans



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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.

Made with Metropix ©2024