



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



19 Bryning Lane, Wrea Green PR4 2WJ

£625,000

Charming Detached Family Home in Picturesque Wrea Green with a large plot, spacious double garage, and excellent scope for extension—viewing is essential!



Entrance Vestibule

Wooden part glazed external door to the front. UPVC double glazed windows to both sides. Ceiling light and matting to flooring. obscure glazed door to:

Entrance Hall

Staircase leading to the first floor. Carpeted flooring, coving, radiator and ceiling light. Doors leading to the following rooms:

Living/Dining Room

Spacious double reception room. UPVC double glazed windows to the front and rear. Carpeted flooring, coving, radiators, ceiling lights and feature fireplace with inset gas fire and tiled surround. Door to:

Kitchen

UPVC double glazed window to the side. Range of fitted wall and base units incorporating laminate work surfaces and inset single bowl stainless steel sink and drainer with chrome mixer tap. Integrated double oven/grill and four ring gas hob with extractor above. Tiled flooring and splash backs, ceiling light and useful under stairs storage cupboard. Obscure glazed double doors lead to the Rear porch. Door to:

Sitting Room

Also accessed via door from entrance hall. UPVC double glazed windows to the front and side. Radiator, coving, carpeted flooring and ceiling light.

Rear Porch

UPVC double glazed windows and door to the side. Tiled flooring, ceiling light. Doors leading to the following rooms:

WC

UPVC double glazed obscure window to the side. Two piece white suite, comprising: wall mounted wash hand basin with chrome taps, and WC with handle flush. Tiled flooring, part tiled walls, radiator and ceiling light.

Utility Room

UPVC double glazed window to the side. Large utility room with range of built-in storage cupboards and further cupboard housing floor-standing boiler. Range of fitted wall and base units with inset large single bowl stainless steel sink and drainer with twin chrome taps. Tiled flooring, part tiled walls, strip lighting and space and plumbing for washing machine.

First Floor Landing

Accessed via the aforementioned staircase, the landing offers a spacious area with a rear-facing UPVC double-glazed window. Additional features include a pendant light, a loft hatch, and a radiator.

Bedroom One

A well-appointed double bedroom with a front-facing UPVC double-glazed window. It benefits from fitted wardrobes, a chest of drawers, a headboard with shelving, and bedside tables. The room is complete with a radiator and a pendant light.

Bedroom Two

This generously sized bedroom features a front-facing UPVC double-glazed window, two radiators, and a washbasin with twin taps and a vanity unit below. Fitted wardrobes provide ample storage, and a pendant light completes the room.

Bedroom Three

A comfortable bedroom with a rear-facing UPVC double-glazed window, a radiator, and a pendant light.

Bathroom

A fully tiled four-piece suite comprising a pedestal wash basin with a mixer tap, a WC with a concealed cistern and button flush, a shower cubicle with a plumbed mixer shower, and a panelled bath with mixer taps. The bathroom also includes a rear-facing obscured UPVC double-glazed window, ceiling spotlights, and a radiator.

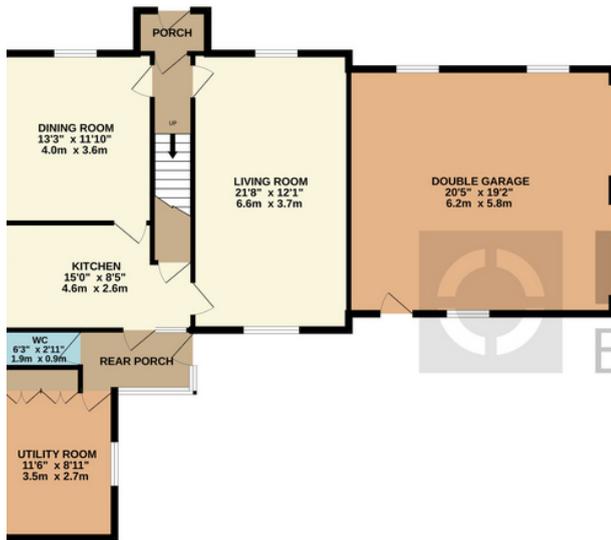
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Floor Plans

GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR
976 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 2145 sq.ft. (199.3 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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