



**5a Preston Road, Lytham St. Annes FY8 5BL**

**Guide Price**  
**£185,000**

*Charming Two-Bedroom Duplex in Prime Lytham Location*



**Ground Floor Private Entrance**

Composite obscure double glazed external door to the side. Wood flooring. Ceiling light. Carpeted staircase leading to the first floor.

**First Floor Hallway**

Carpeted flooring, split levels, coving, ceiling lights, radiator and skylight. Doors leading to the following rooms:

**Lounge**

UPVC double glazed bay window to the front. Carpeted flooring, coving, ceiling light, radiator, TV aerial point and feature marble fireplace with inset electric fire.

**Breakfast Kitchen**

UPVC double glazed window to the side. Range of fitted wall and base units incorporating wood effect laminate work surfaces, breakfast bar and inset 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap. Integrated Beko oven, 4 ring gas hob with illuminated extractor above, dishwasher, Hotpoint washer dryer, fridge and freezer. Wall mounted Glow.worm boiler. Laminate flooring, tiled splash backs, coving, radiator, spot lighting and low hanging ceiling light over breakfast bar.

**Bathroom**

UPVC double glazed obscure window to the side. Three piece white suite comprising: tiled panelled bath with glass shower screen, chrome mixer tap and handheld shower attachment on riser rail; pedestal wash hand basin and chrome mixer tap; and WC with push button flush. Laminate flooring, part tiled walls, chrome ladder style towel radiator, shaver point, ceiling light, extractor fan and wall mounted mirrored vanity cabinet.

**Bedroom One**

UPVC double glazed French doors to the side with Juliet balcony. Carpeted flooring, coving, ceiling light and TV aerial point.

**Study**

UPVC double glazed window to the side. Carpeted flooring, radiator, spot lighting and turned staircase leading to:

**Bedroom Two**

Velux skylight window with integral blackout blind. Eaves access. Spot lighting, radiator, carpeted flooring and TV aerial point.

**External**

Driveway to the side of the property provides off road parking. Double gates lead to a private paved garden with bordering gravelled flower beds.

**Garage**

Double opening wooden doors from the driveway). Power and lighting.

**Additional Information**

Tenure -

Maintenance Charge -

Council Tax Band -

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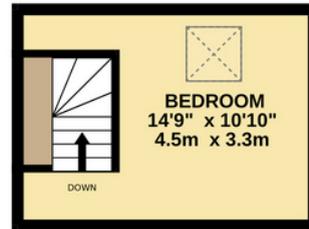


# Floor Plans

1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



2ND FLOOR  
159 sq.ft. (14.8 sq.m.) approx.



 **Lytham**  
Estate Agents

TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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