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**Phoenix Mews Gregson Street, Lytham, Lancashire FY8 5NU**

**£595,000**

*Charming Three-Bedroom Mews Cottage in the Heart of Lytham – Featuring a Spacious Rear Garden & Garage. Viewing Essential!*



**Entrance Hall**

Wooden part obscure glazed external door to the front. Laminate flooring, ceiling light, radiator and carpeted staircase leading to the first floor. Opening to:

**Dining Kitchen**

UPVC double glazed windows to the front and rear. Range of fitted wall and base units incorporating breakfast bar, Silestone work surfaces and ceramic under mount 1 ½ bowl sink with Insinkerator chrome mixer tap and further instant boiling and filtered water tap. Integrated appliances include: Siemens double oven/grill, Siemens induction hob with extractor above, Siemens microwave, Whirlpool refrigerator, and Whirlpool dishwasher. Spot lighting, ceiling light, radiator, further vertical radiator, kickboard lighting, glass splash back panel, useful pantry storage, and fitted bench seating to dining area. Door to Garage. Further door to:

**Lounge**

UPVC double glazed leaded window to the front. Laminate flooring, TV aerial point, radiator, laminate flooring and wall mounted contemporary electric fire. UPVC double glazed sliding patio doors lead to:

**Conservatory**

UPVC double glazed windows to the side and rear, with French doors to the side leading to the rear garden. Laminate flooring, wall lights and radiator.

**Garage/Utility**

Sliding wooden garage door to the front. Strip lighting, power, wall mounted Vaillant boiler, built-in units with laminate work surfaces, and space and plumbing for washing machine and tumble dryer. UPVC double glazed window and door to the rear.

**First Floor Landing**

Aforementioned staircase from the ground floor. UPVC double glazed window to the rear. Ceiling lights, carpeted flooring, radiator and recessed shelving. Doors leading to the following rooms:

**Master Bedroom**

Double glazed leaded window to the front. Fitted wardrobes, drawers and over bed storage. Carpeted flooring, radiator, ceiling light and TV aerial point. Door to:

**En-Suite**

UPVC double glazed obscure window to the rear. Three piece white suite, comprising: step-in shower enclosure with bi-folding glass screen door, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Tiled walls and flooring, panelled ceiling, spot lighting, chrome ladder style towel radiator, and wall mounted illuminated mirror.

**Bedroom Two**

Double glazed leaded window to the front. Fitted wardrobes, drawers and over bed storage. TV aerial point, carpeted flooring, ceiling light and radiator.

**Bedroom Three**

Double glazed leaded window to the front. Range of fitted furniture including desk, wardrobes and cupboards. Loft access hatch with pull down ladder leading to boarded loft space. Carpeted flooring, radiator, ceiling light and TV aerial point.

**Bathroom**

UPVC double glazed obscure window to the rear. Three piece cream suite, comprising: panelled bath with chrome mixer tap, wall mounted chrome controls, handheld shower attachment on riser rail and glass shower screen; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Fitted mirror with lighting and shaver point, tiled walls and flooring, panelled ceiling, spot lighting, extractor fan and white ladder style towel radiator.

**External**

To the rear, there is an attractive private low maintenance paved garden, with raised tiered planted borders, water feature, external power and app-controlled outdoor lighting. Access gate to the side leads to a passageway from the front of the property, with PIR motion sensor lighting.

**Additional Information**

Tenure - Freehold

Council Tax Band - F

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## Floor Plans

