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**60 Rossendale Road, Lytham St. Annes FY8 3HY**

**£234,950**

*Spacious 3-Bedroom Semi-Detached Home with Self-Contained Annexe – Viewing Essential!*



**Entrance Hall**

Enter through a wooden door with a stained glass insert into the hallway, which features laminate flooring, a pendant light, and a carpeted staircase leading to the first floor. There is also under-stair storage housing the Ideal combi boiler.

**Lounge**

Hardwood flooring, with a front-facing UPVC double-glazed bay window. The room includes a gas fire with a decorative wooden mantle, ceiling cornicing, a pendant light, and a radiator.

**Lounge Diner**

A spacious and versatile room with hardwood flooring, featuring a wood-burning stove with a brick surround and built-in shelving and storage to the side. Two side-facing windows allow plenty of light, and there is a serving hatch and opening leading into the kitchen area.

**Kitchen**

Hardwood flooring continues throughout the kitchen, which is fitted with a range of wall and base units and laminate work surfaces. One side-facing UPVC double-glazed window and two rear-facing windows allow plenty of light, with French doors opening to the rear garden. Appliances include a Lux Air extractor hood, a BUSH cooker unit, and a one-and-a-half sink with a drainer and mixer tap. The kitchen also features a ceiling light fitting and a pendant light over the breakfast bar. There is ample space for a freestanding fridge freezer and a dining table and chairs.

**First Floor Landing**

Carpeted flooring, side-facing UPVC double glazed window, pendant light and doors leading to the following rooms.

**Bedroom One**

A double bedroom with laminate flooring, front-facing UPVC double glazed window, pendant light, and radiator. Features a decorative fireplace and fitted wardrobes, providing ample storage space.

**Bedroom Two**

Spacious double bedroom with laminate flooring, rear-facing UPVC double glazed window, pendant light, and radiator. Features a decorative fireplace and fitted wardrobes, providing ample storage space.

**Bedroom Three**

A single bedroom with laminate flooring, front-facing UPVC double glazed window, pendant light, and radiator.

**Bathroom**

The bathroom features laminate flooring and wall paneling, with a rear-facing obscured UPVC double-glazed window, radiator, ceiling light and loft hatch. The suite includes a bowl wash basin with twin taps and vanity below, a WC with a handle flush, and a panel bath with an electric shower, twin taps, and a shower screen.

**Self Contained Annexe**

Accessed through a composite door, this self-contained annexe offers a bright, open-plan kitchen, living, and dining area with laminate flooring, pendant light, and two UPVC double-glazed windows overlooking the garden. The kitchen is well-equipped with a range of wall and base units, laminate work surfaces, a one-and-a-half sink with mixer tap and drainer, an extractor hood, and space for a freestanding cooker, washer, and dryer. A breakfast bar with seating underneath adds to the practicality of the space.

A door leads to the bedroom.

**Bedroom**

The bedroom features laminate flooring, a side-facing UPVC double-glazed window, pendant light, and a radiator. It offers ample space for a double bed and freestanding bedroom furniture, as well as a loft hatch for additional storage.

A door leads to the ensuite shower room.

**Ensuite Shower Room**

The ensuite is fitted with a three-piece suite, including a pedestal wash basin with twin taps, a WC with a button flush, and an enclosed shower cubicle with an electric shower. Additional features include a chrome heated towel rail, laminate flooring, half-tiled walls, and a ceiling light fitting.

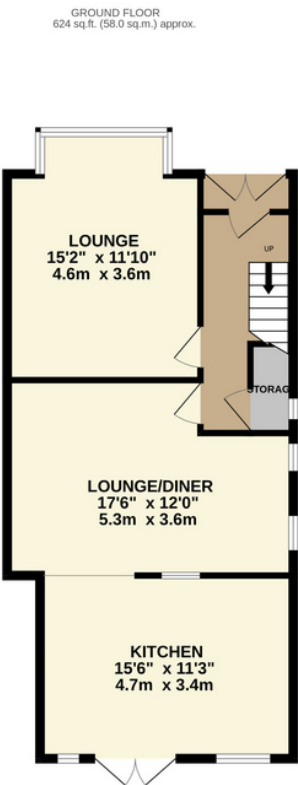
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# Floor Plans



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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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