



**Lytham**  
Estate Agents

**Lytham Estate Agents**  
2a Clifton Square,  
FY8 5JP

Telephone: 01253 796996

Email:  
[info@lythamestateagents.co.uk](mailto:info@lythamestateagents.co.uk)

Website:  
[www.lythamestateagents.co.uk/](http://www.lythamestateagents.co.uk/)



**5 Riversleigh Avenue, Lytham FY8 5QZ**

**£749,950**

*Spacious 5 bedroom semi detached period house within walking distance to the centre of Lytham.*



**Entrance Vestibule**

Large wooden external door to the front with window above. Decorative tiled flooring, coving and ceiling light point. Obscure leaded stained glass door and surrounding windows leads to:

**Entrance Hall**

Tiled flooring, radiator, coving, period mouldings, spot lighting and carpeted staircase leading to the first floor. Doors leading to the following rooms:

**Lounge**

Walk-in bay window to the front with leaded stained glass windows above, and fitted shutters. Carpeted flooring, radiator, telephone point, TV aerial point, coving, ceiling light and feature stone fireplace with recessed open fire.

**Sitting Room**

Double glazed sash window to the rear, and further window to the side, both with fitted shutters. Carpeted flooring, radiator, coving, ceiling light, TV aerial point and feature fireplace with marble surround, granite back and hearth and inset living flame gas fire.

**WC**

Obscure double glazed sash window to the side. Modern two piece white suite, comprising: wall mounted vanity unit with inset wash hand basin and chrome mixer tap; and WC with concealed cistern and push button flush. Marble effect tiled flooring, wall mounted illuminated mirror, chrome ladder style towel radiator, coving and spot lighting.

**Dining Kitchen**

Double glazed sash windows and bi-folding doors to the side open to the rear garden. Range of fitted wall and base units incorporating granite work surfaces, matching island with breakfast bar, and under mount large ceramic double bowl sink and chrome mixer tap. Integrated appliances include: Bosch double oven/grill, Miele five ring gas hob with built-in extractor above, Miele dishwasher and Bosch washing machine. Radiator, contemporary vertical radiator, TV aerial point, coving, spot lighting, part tiled flooring, remainder laminate flooring, part panelled ceiling and wall, lighting under wall units and tiled splash backs to hob.

**Cellar**

Power and lighting. Housing consumer unit. Potential for further expansion/conversion.

**First Floor Landing**

Aforementioned staircase from the ground floor. Coving, carpeted flooring, radiators, ceiling lights, loft access hatch, useful storage cupboard and picture rail. Door to hidden staircase leading to the second floor. Doors leading to the following rooms:

**Master Bedroom**

Walk-in bay window to the front with leaded stained glass above and fitted shutters. Range of fitted wardrobes, carpeted flooring, radiator, coving, ceiling light and period moulding.

**Bedroom Four**

Window to the front with fitted shutters. Carpeted flooring, radiator, picture rail and ceiling light.

**Bedroom Two**

Double glazed sash window to the rear. Range of fitted wardrobes, carpeted flooring, radiator, coving and ceiling light with period moulding.

**Family Bathroom**

Obscure double glazed sash window to the side. Four piece white suite, comprising: freestanding roll top bath with floor standing chrome mixer tap and handheld shower attachment; pedestal wash hand basin with chrome mixer tap; WC with push button flush and bidet with chrome mixer tap. Painted wood flooring, radiator, coving, ceiling light and boiler cupboard housing hot water cylinder and Glow.worm boiler.

**Shower Room**

Obscure double glazed sash window to the side. Three piece white suite, comprising: step-in corner shower enclosure with glass screen door, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Tiled walls and flooring, ceiling light and antique style towel radiator.

**Bedroom Three**

Window to the rear with fitted shutters. Picture rail, carpeted flooring, radiator, ceiling light and decorative cast iron fireplace.

**Second Floor Loft Room/Bedroom Five**

Approached via private hidden staircase from the first floor landing. Windows to the front and side. Large Velux skylight windows with integral blinds. Ceiling panelling, ceiling lights, radiator, carpeted flooring and range of fitted wardrobes, shelving and cupboards. Door to:

**En-Suite WC**

Velux skylight window. Two piece white suite comprising: pedestal wash hand basin with twin chrome taps, and WC with handle flush. Painted wood flooring, ceiling light and eaves access.

**External**

To the front, block paved driveway with artificial lawn, and well stocked planted areas.

To the side and rear, the property benefits from a private garden with large paved patio areas, raised decked terrace, artificial lawn and raised planted borders hosting a variety of plants, trees and shrubs. External lighting and water taps. Gated access to the front.

**Utility**

Range of fitted units with wood effect laminate work surfaces and inset ceramic sink and Flexi chrome mixer tap. Laminate flooring and spot lighting.

**Outbuilding**

Power, lighting and flooring. Ideal as home office, storage or gym.

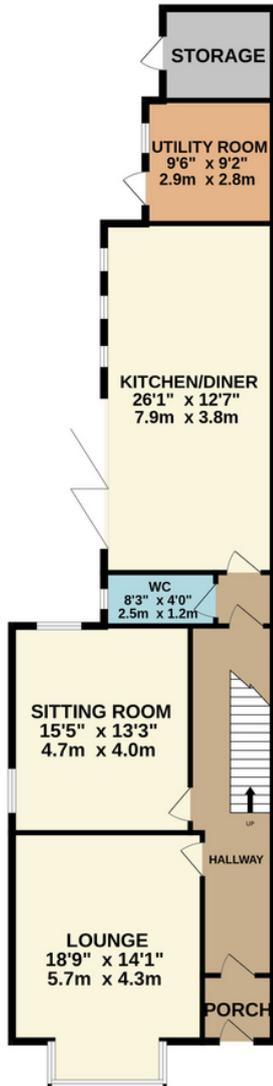
**Disclaimer**

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.

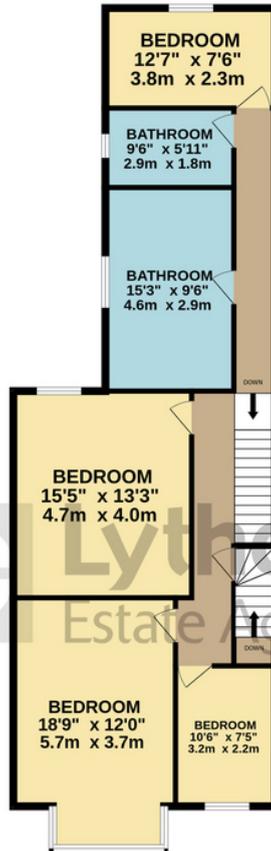


# Floor Plans

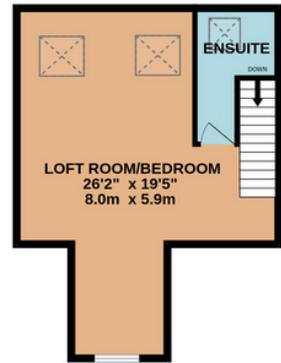
GROUND FLOOR  
1150 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR  
988 sq.ft. (91.8 sq.m.) approx.



2ND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 2541 sq.ft. (236.0 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.  
Made with Metreplex ©2025