



**Lytham**  
Estate Agents

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**6 Wharf Street, Lytham, Lancashire FY8 5DP**

**Guide Price**  
**£595,000**

*A Superb Modern 4 Bedroom Detached House, Great Town Centre Location, Private Low Maintenance Garden, Integral Garage - Chain Free!*



**Entrance Hall**

Wooden extendable door to the front. Wood flooring (parquet?), panelled walls, radiator, ceiling lights and central wooden staircase leading to the first floor. Useful under stairs utility/storage cupboard with power, lighting and space and plumbing for washing machine and tumble dryer. Doors leading to the following rooms:

**Dining Kitchen**

Double glazed windows to the front and side. Range of fitted wall and base units with laminate work surface and inset 1 1/2 bowl sink and drainer with chrome mixer tap. Integrated appliances include: Neff oven, Kenwood refrigerator, Indesit dishwasher, four ring gas hob and illuminated extractor above. Splash back panelling, spot lighting, coving, wood flooring, ceiling lights, radiator. Double doors open to:

**Lounge**

Also accessed via door from entrance Hall. Opaque picture window to one side, affording plenty of natural light. Two sets of French doors to the other side, leading out the rear garden. Panelling to ceiling, half panelling walls, radiator, carpeted flooring, feature fireplace with inset gas fire, TV aerial point, telephone point, ceiling light and wall lights.

**WC**

Two piece white suite, comprising: wall mounted wash hand basin and chrome mixer tap; and WC with handle flush. Wood flooring, ceiling light, extractor fan and tiled splash back.

**Sitting Room**

Double glazed windows to the front and rear. Carpeted flooring, TV aerial point, ceiling light, spot lighting, radiator, wall mounted consumer unit and useful storage cupboard housing boiler. Door to:

**Garage**

Single garage with up and over door to the front. Power, lighting, wood effect vinyl flooring and radiator. French doors leading to rear garden.

**First Floor Split Level Landing**

Double glazed window to the rear. Carpeted flooring, coving and ceiling lights. Doors leading to the following rooms:

**Master Bedroom**

Double glazed windows to the front and side. Carpeted flooring, radiator, coving, ceiling lights and telephone point. Door to:

**En-Suite**

Double glazed window to the front. Three piece white suite, comprising: step-in shower enclosure with glass sliding door, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with handle flush. Carpeted flooring, radiator, ceiling lights, extractor fan, tiled splash backs, wall mounted vanity cabinet and wall mounted light incorporating shaver point.

**Bedroom Three**

Double glazed window to the side. Carpeted flooring, radiator, coving, ceiling light and loft access hatch with pull down ladder.

**Bedroom Four**

Double glazed window to the rear. Carpeted flooring, radiator, coving and ceiling light.

**Bathroom**

Double glazed window to the side. Three piece white suite, compromising: bath with chrome mixer tap; vanity unit with inset wash hand basin and chrome mixer tap; and WC with handle flush. Tiered granite flooring incorporating steps leading to bath. Coving, ceiling lights, extractor fan, white ladder style towel radiator and large wall mounted mirror with lighting and shaver point.

**Bedroom Two**

Double glazed window to the front and opaque double glazed window to the rear. Carpeted flooring, radiator, coving, ceiling light and TV aerial point. Door to:

**En-Suite**

Three piece white suite, comprising: step-in shower enclosure with glass door, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with handle flush. Carpeted flooring, radiator, ceiling lights, extractor fan, tiled splash backs, wall mounted mirrored vanity cabinet and wall mounted light.

**External**

Private low maintenance rear garden, mostly laid with artificial lawn and a raised decked patio area providing the ideal space for relaxing or entertaining. Range of bordering plants and trees. External water tap and lighting.

Small raised planters to the front.

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Floor Plans



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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