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9 Queen Street, Lytham St. Annes FY8 5LQ

£695,000

Captivating Lytham Residence: Renovated with Period Charm, Steps from Town Centre & Seafront. Spacious Living, Two Luxury Bedroom Suites, and Low-Maintenance Gardens with Off-Road Parking.



Entrance Hallway

Wooden external door to the front with opaque window above. Solid wood staircase with carpet runner, leading to the first floor. Tiled flooring with under floor heating, spot lighting, high skirting, coving and decorative architrave. Open plan to:

Breakfast Kitchen

Black modern Crittall style windows and external door to the rear. Range of fitted floor-to-ceiling units with matching island with breakfast bar, incorporating Quartz work surfaces and under mount ceramic sink with Quooker instant boiling and filtered water tap. Integrated appliances include: full length refrigerator and freezer; Neff oven, warming drawer, microwave and induction hob; and dishwasher. Display shelving with LED lighting, tread lighting, tiled flooring with under floor heating, pull-out larder storage, TV aerial point, matt black sockets and switches, spot lighting, contemporary ceiling lights, high skirting and under stairs cloaks area. Pantry area with work surface and space for small appliances. Door leading to the basement, which offers ample storage space. Opening to Garden Room, Utility & WC. Door to:

Lounge

Double glazed sash windows to the front bay, with fitted shutters. Built-in cupboards and open display shelving with LED lighting. Elegant coving, ceiling light, picture rail, timber engineered flooring with under floor heating, TV aerial point and telephone point.

Utility

Fitted shelving with space and plumbing for washing machine. Clothes rail, spot lighting and wood effect tiled flooring.

Dining / Garden Room

Large reception room, with modern Crittall style double glazed windows to the side and French doors and windows to the rear. Wood effect tiled flooring with under floor heating, spot lighting.

First Floor Split Level Landing

Aforementioned staircase from the ground floor. Remote operated Velux skylight window with rain sensor. Loft hatch with pull down ladder leading to boarded and insulated front loft. Further skylight giving access to rear loft. Carpeted flooring, coving and ceiling light. Airing cupboard housing Baxi boiler and fitted clothes rails. Doors leading to the following rooms:

Master Bedroom Suite

Bedroom One

Double glazed sash windows to the front, with fitted shutters. Fitted shelving, laminate flooring with under floor heating, spot lighting, coving, TV aerial point and bedside wall lights. Modern Crittall style door to:

Dressing Room

Fully fitted with open wardrobes, shelving and drawers. Spot lighting and laminate flooring with under floor heating. Further modern Crittall style door to:

En-Suite

Modern Crittall style double glazed window to the rear. Five piece white suite, comprising: freestanding bath with hidden bath filler and wall mounted chrome controls; walk-in shower area with glass screen, wall mounted electronic thermostatic controls, handheld shower attachment and overhead rain shower; wall mounted vanity unit with inset large wash hand basin and chrome mixer tap; WC with push button flush and bidet with chrome mixer tap. Tiled flooring with under floor heating, tiled splash back to shower, spot lighting, wall mounted illuminated mirror with Bluetooth speaker function, matt black ladder style towel radiator, and ceiling light.

Second Bedroom Suite

Bedroom Two

Modern Crittall style double glazed window to the rear. Coving, timber engineered flooring with under floor heating, TV aerial point, spot lighting and feature panelling. Opening to:

Dressing Room

Fitted open wardrobes, shelving and drawers. Spot lighting and laminate flooring with under floor heating. Door to:

Shower Room

Velux skylight window. Three piece white suite, comprising: walk-in shower area with glass screen, handheld shower attachment and overhead rain shower; and vanity unit with inset wash hand basin and mixer tap, and WC with concealed cistern and push button flush. Spot lighting, tiled flooring with under floor hearing, tiled splash back to shower, and matt black ladder style towel radiator.

External

To the front, there is a small paved front patio garden.

To the rear, the garden features an artificial lawn and paved patio areas, providing the ideal place for entertaining. External power, sensored lighting and water tap. Roller garage door gives access via car from the rear service road. Personal access gate to the rear.

Additional Information

Fully refurbished, damp proofed and insulated

Electronic lighting system throughout

Under floor heating throughout

Remote operated blinds

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Floor Plans



Total Area: 172.6 m² ... 1858 ft²

All measurements are approximate and for display purposes only