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17 Willow Drive, Wrea Green, PR4 2NT

£465,000

This Detached 1970s Style Family House Is Situated Within Easy Reach Of The Picturesque Village Of Wrea Green Village. The Home Comprises: Entrance Hallway, Study, WC, Lounge Through To Dining Room, Conservatory, Dining Kitchen, Breakfast Room, Utility, Master Bedroom With Ensuite, Further Three Double Bedrooms & Family Bathroom, Lovely Large Rear Garden, Double Garage And Off Road Parking. VIEWING ESSENTIAL.



Reception Entrance Hall

Imposing central reception hallway with UPVC front door and glazed side panels. Radiator. Door to cloaks cupboard.

Separate WC

Part tiled. Two-piece suite comprising; WC and pedestal wash hand basin. Radiator. UPVC double glazed obscure window.

Lounge 12'11" x 23'6" (3.94m x 7.16m)



Hardwood opaque multi glazed door from the hallway. Radiators, coving and wall and ceiling lighting. Feature Yorkshire stone fireplace with Cornish slate hearth and living flame coal effect gas fire with copper canopy. UPVC double glazed window to the front. Sliding patio doors open to;

Conservatory 10'7" x 8'6" (3.23m x 2.59m)

Ceramic tiled floor and surrounding ceiling to floor double glazed windows with fanned polycarbonate ceiling. French door to rear garden.

Dining Room 9'10" x 12' (3.00m x 3.66m)



Feature 'key-hole' archway opening from the adjoining lounge and having a hardwood opaque multi glazed door to the adjoining kitchen. Radiator, coving. UPVC double glazed bay window to the rear.

Study 8'3" x 9'5" (2.51m x 2.87m)

UPVC double glazed front window to the front. Radiator.

Dining Kitchen 13'6" x 13'2" (4.11m x 4.01m)



Fully tiled walls. Range of fitted wall and base units in white high gloss with laminate worktops incorporating, double bowl single drainer white inset sink with chrome mixer taps. Integrated appliances include Zanussi double oven with ceramic hob and corner overhead cooker hood, Bosch dishwasher. Radiator, ceiling. UPVC double glazed window to the rear. A hardwood opaque multi glazed door opens to;

Breakfast Room 7'11" x 9'11" (2.41m x 3.02m)



UPVC double glazed window to the rear. Radiator. Door to;

Utility Room 7'6" x 8'4" (2.29m x 2.54m)

Fitted base units with laminate worktop incorporating single stainless steel inset sink and drainer unit with splash back wall tiling. Floor mounted Glow Worm Hideaway gas fired central heating boiler. UPVC back door to rear garden. Door to;

First Floor

Aforementioned staircase. Radiator, large airing/linen cupboard. Pull down ladder access to extensive part boarded loft area. Doors leading to;

Master Bedroom 13'7" x 11'1" (4.14m x 3.38m)



UPVC double glazed window to side and rear. Radiator and fitted double wardrobes.

Bathroom En-Suite



Fully tiled. Three piece suite comprising panelled bath, pedestal wash hand basin and close coupled WC. Radiator. UPVC opaque double glazed window to front.

Bedroom Two 10'7" x 13'4" (3.23m x 4.06m)



UPVC double glazed window to rear. Radiator and fitted double wardrobes.

Bedroom Three 18'6" x 9'6" (5.64m x 2.90m)



UPVC double glazed windows to front. Radiator.

Bedroom Four



UPVC double glazed window to rear. Radiator and fitted double wardrobes.

Bathroom



Part tiled walls. Four piece suite comprising bidet, close coupled WC, pedestal wash hand basin and panelled bath with Mira thermostatic shower fitted. Radiator. UPVC double glazed obscure window to front.

Integral Double Garage 16'2" x 19'9" (4.93m x 6.02m)

With light and power and electric remote controlled up and over door.

Outside



The double garage is approached by a block paved driveway providing off road parking for multiple cars with a block paved effect surrounding footpath and front open porch area.

To the front there is an lawn with individual flower, shrubbery and rockery borders.

To the rear of the property having an easterly aspect there is a well manicured 'split level' garden with well maintained lawn and surrounding well stocked flower and shrubbery borders with maturing screening trees and shrubs affording privacy and seclusion with outside lighting and rear water tap. Security lighting fitted to front and rear.

Additional Information

Tenure - Freehold

Council Tax Band G

Floor Plans

Disclaimer:

We take every care to ensure that details shown are correct. However, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated the condition of the heating system, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.