



615 Lytham Road, South Shore

Blackpool

Offers Over **£290,000**

615 Lytham Road

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This well presented extended and spacious semi detached family house is situated in a much sought after location, conveniently place for shops, schools, public transport, access to the promenade. Lytham St Annes and the motorway. The accommodation comprises entrance hall, shower room, lounge, living/dining kitchen, second lounge with utility area, ground floor bedroom leading through to an additional ground floor bedroom. The first floor has three double bedrooms, bathroom and separate WC. The property has a gas central heating system installed and the windows are UPVC double glazed. Off-road parking is provided to the front of the property and an enclosed west facing rear garden

Council Tax band: D

Tenure: Freehold

- **4/5 Bedrooms**
- **3 First Floor Bedrooms**
- **2 GF Bedrooms**
- **2 Bathrooms (1 GF 1 FF)**
- **Wear Facing Garden**
- **Open plan family living dining kitchen**
- **Off Road parking**





Hallway

Wooden laminate flooring, radiator, Cornice style ceiling. Staircase to First Floor floor landing with under stairs storage cupboard. UPVC double glazed window to the side elevation.

Shower Room

Fitted with a three-piece suite, comprising shower enclosure, wash hand basin and low flush WC, heated towel rail, PVC panelled walls and UPVC double opaque glazed window to the side elevation.

Lounge

UPVC double glazed window to the front elevation, cornice style ceiling, radiator and wall mounted electric fire.

Family Living / Dining Kitchen

Feature Open Plan living/dining/family kitchen fitted with a matching range of modern base and eye level units with round edge worktops and single drainer sink with mixer tap. Built-in electric oven and additional built-in oven/microwave, integrated dishwasher, induction hob with extractor hood over which is set in the centre island unit with storage beneath. Space for American style Fridge freezer, wooden laminate flooring, radiators, feature lantern style ceiling window and aluminum double glazed bi-folding doors leading out to the rear garden.

Living Room

A versatile room which could be utilised as either an additional living room or office, complete with utility area. Plumbed for automatic washing machine, wooden laminate flooring, radiators and UPVC double glazed window to the side elevation door leads into;





Bedroom 4

Ground floor bedroom with a UPVC double glazed window to the side elevation, radiator. Further door leading to;

Bedroom 5

Additional ground floor bedroom with UPVC double glazed window to the side elevation and radiator.

Landing

UPVC double glazed window to the side elevation, access to boarded loft with ladder and light.

Bedroom 1

Fitted with a range of wardrobes and having a UPVC double glazed window to the front elevation and radiator.

Bedroom 2

UPVC double glazed window to the rear elevation, radiator.

Bedroom 3

UPVC double glazed window to the rear elevation, radiator.

Bathroom

Fitted with a two-piece white suite, comprising whirlpool bath and pedestal wash hand basin, UPVC double opaque glazed window to the front and side elevation is respectively.

WC

Fitted with a low flush WC and built-in airing cupboard housing condensing boiler. UPVC double opaque glazed window to the side elevation.







FRONT GARDEN

Mature front garden with sunken laid to lawn area with various shrubs and bushes. Concrete driveway provides off-road parking.

REAR GARDEN

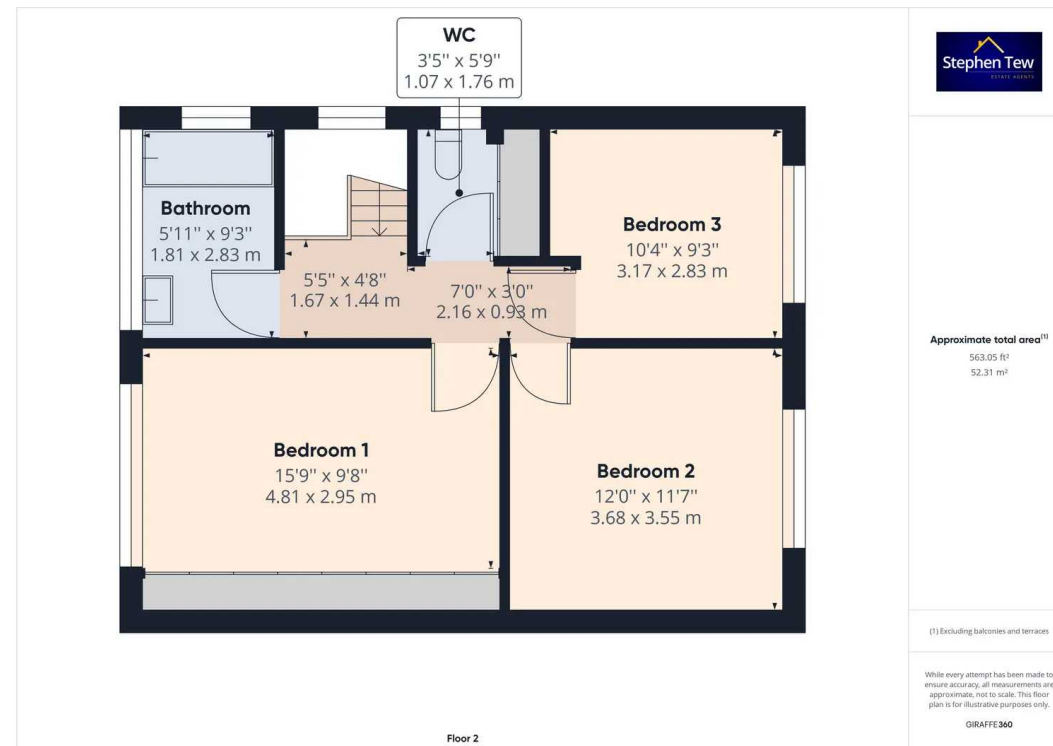
Enclosed west facing rear garden with paved patio area, lawn and gravelled area, panelled fencing.

OFF ROAD

3 Parking Spaces

Driveway provides off-road parking for a number of cars.







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