



Lytham Road, Blackpool

Offers Over **£225,000**

# Lytham Road

## Blackpool

Private and well maintained, the spacious detached dormer bungalow presents an excellent opportunity for those seeking a comfortable family home. Set in a prime residential location, this property boasts a generous lounge and a bright and airy conservatory that overlooks the side garden. The fitted dining kitchen is perfect for preparing and enjoying family meals, while two ground floor bedrooms provide convenience and flexibility. A separate shower room and WC complete the ground floor layout. Upstairs, two additional bedrooms and a bathroom offer ample space for a growing family, with the added potential to convert the roof space into a dressing room and en-suite.

Outside, this property is nestled on a corner plot, the front, side, and rear gardens ideal for outdoor entertaining and relaxation. With two driveways, the property offers ample off-road parking, providing convenience for multiple vehicles. The driveways also provide direct access to the tandem garage, offering additional space for vehicles or storage. There is great potential to transform the outdoor space into a private haven, which can be enjoyed by all members of the family.

Overall, this spacious detached dormer bungalow offers exceptional opportunity to create a comfortable and stylish family home. With its flexible layout and potential for further development, this property is perfect for those looking to put their own personal touch on their living space. Combining generous living spaces, ample bedrooms, and a beautiful garden, this property offers the perfect balance between tranquillity and convenience. Don't miss the chance to make this property your dream home. Contact us now to arrange a viewing and see the potential for yourself.

Council Tax band: E

Tenure: Freehold

- Spacious Detached Dormer Bungalow
- Lounge, Conservatory, Fitted Dining Kitchen
- 2 Ground Floor Bedrooms, Shower Room & WC
- 2 First Floor Bedrooms with Bathroom and possibility to convert further Roof space into a Dressing Room and En-Suite





### Entrance Vestibule

2' 10" x 6' 8" (0.86m x 2.04m)

### Hallway

### Lounge

13' 10" x 18' 10" (4.22m x 5.74m)

UPVC double glazing window to the front elevation, radiator, electric fire with marble hearth and surround, UPVC double glazed sliding patio doors leading onto the conservatory.

### Conservatory

12' 11" x 7' 6" (3.94m x 2.29m)

Leading off from the lounge. UPVC double glazed windows and door leading onto access the side garden.

### Kitchen Diner

15' 2" x 10' 4" (4.62m x 3.15m)

Matching range of base and wall units with fitted worktops, integrated oven and hob with extractor hood, stainless steel one and half bowl sink with draining board. Radiation, UPVC double glazed window and glass door leading onto the utility room.

### Utility room

3' 0" x 3' 0" (0.92m x 0.91m)

UPVC double glazed door leading onto the rear yard.





#### **Bedroom 1**

12' 9" x 11' 2" (3.88m x 3.40m)

UPVC double glazed window to the rear elevation, radiator.

#### **Bedroom 2**

8' 10" x 10' 6" (2.70m x 3.19m)

UPVC double glazed window to the rear elevation, radiator.

#### **Shower Room**

5' 4" x 6' 9" (1.62m x 2.06m)

Comprising of wash basin with storage unit and enclosed shower cubicle. UPVC double glazed window to the side elevation, heated towel rail.

#### **WC**

4' 8" x 3' 5" (1.42m x 1.05m)

UPVC double glazed opaque window to the side elevation.





### First Floor Landing

9' 1" x 2' 10" (2.78m x 0.86m)

### Bedroom 3

14' 1" x 15' 3" (4.29m x 4.64m)

UPVC double glazed windows to the side elevation, radiator and access to storage room.

### Storage room

14' 4" x 4' 10" (4.38m x 1.47m)

Spacious storage room accessible via Bedroom 3.

### Bedroom 4

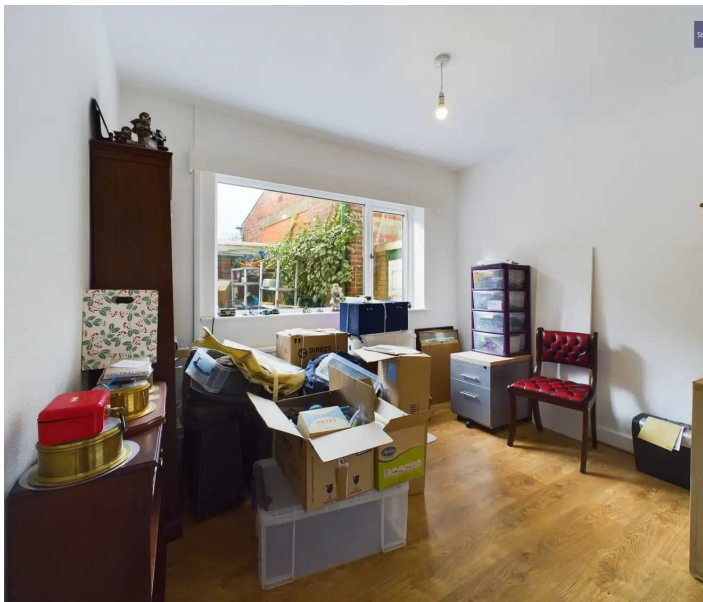
9' 2" x 12' 2" (2.80m x 3.72m)

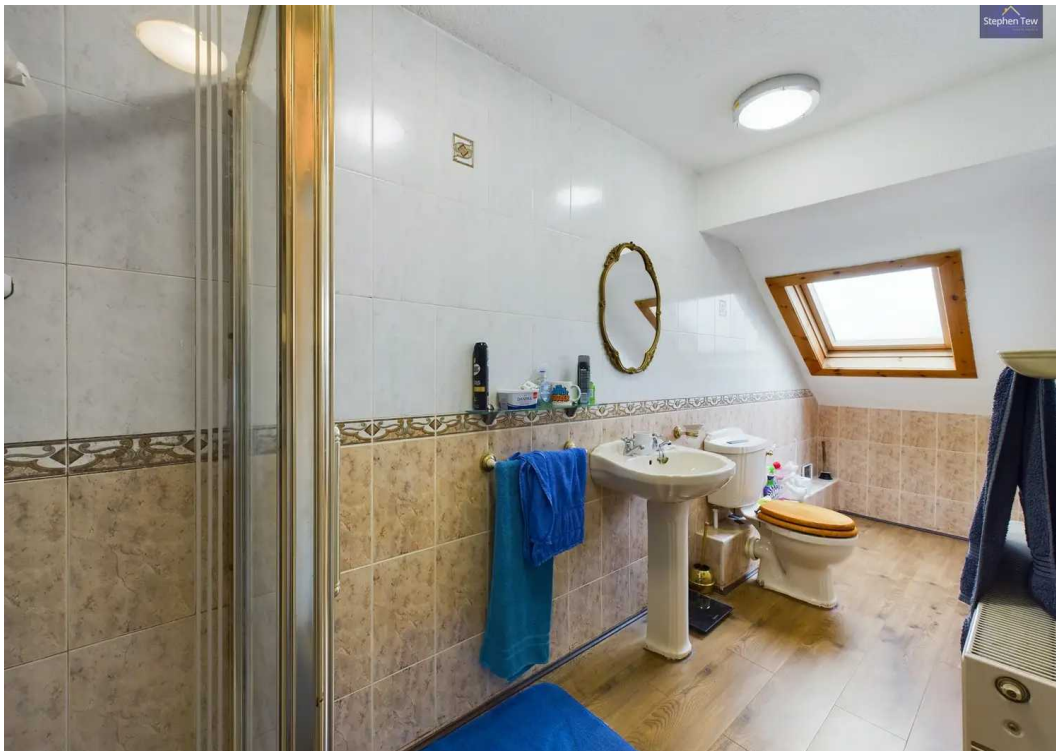
UPVC double glazed window to the side elevation, radiator.

### Bathroom

4' 4" x 16' 1" (1.32m x 4.91m)

Three piece suite comprising of low flush WC, wash basin and enclosed shower cubicle. Radiator and velux window to the side elevation.







#### **FRONT GARDEN**

Laid to lawn garden to the front with driveway.

#### **GARDEN**

Low maintenance gardens to the side and rear of the property. Access to the garage.

#### **OFF ROAD**

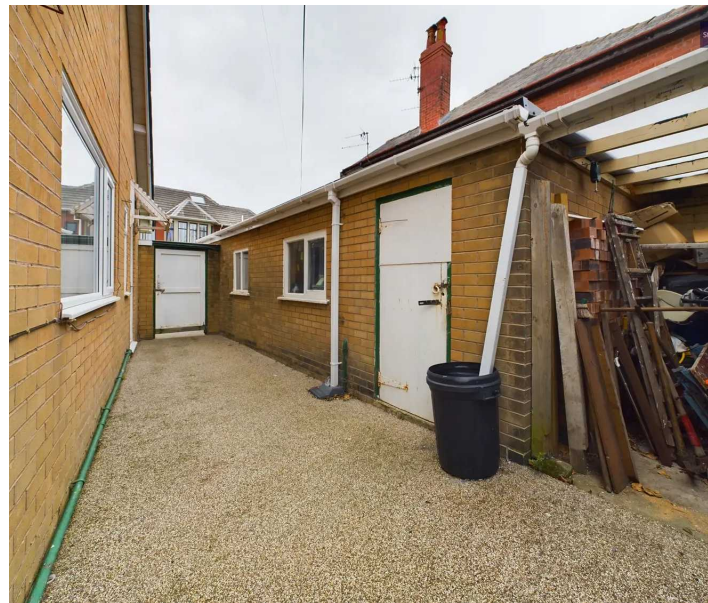
4 Parking Spaces

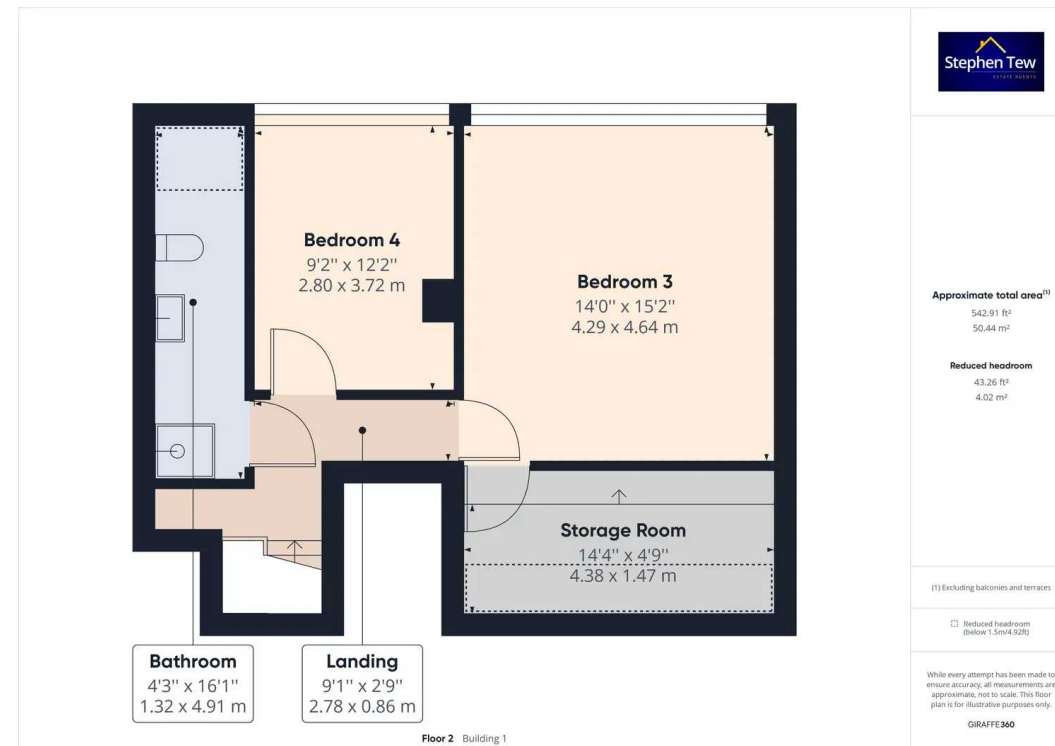
Driveway to the side providing ample off road parking.

#### **GARAGE**

Single Garage

Garage to the rear of the property with off road parking.









## Stephen Tew Estate Agents

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