



*A Beautiful Large Period Detached Family House, Retaining a Wealth of Original Features Situated In One Of Ansdell's Finest Locations. Available With No Forward Chain, The Accommodation Comprises Of Reception Hallway, Three Reception Rooms, Ground Floor WC, Pantry, Large Dining Kitchen Opening Onto Large Secluded Gardens, Five Bedrooms, Two En-Suites, Family Bathroom, Two Garages, Large Sweeping Driveway, Utility Room, Gas C.H, Viewing By Strict Appointment.*





**Lytham**  
Estate Agents

### Entrance

Double opening UPVC double glazed doors. Leading to:

### Entrance Porch

Original mosaic tiled floor, lighting, original timber door with decorative frosted glass inserts and attached matching lights to the sides and above. Leading to:

### Entrance Hall

Spindled staircase with oak posts, handrail and balustrade leading to first floor. Corniced ceiling, detailed high level skirting, oak wood flooring and radiator. Door to useful built in storage cupboard under stairs housing electric meter. Doors leading to:

### Lounge

18'5" x 13'11" (5.61m x 4.24m)

UPVC double glazed walk in bay window to the front with decorative stained glass leaded light and inset down-lighters. Feature oak fireplace with marble back panel and hearth incorporating inset living flame gas fire. Ornate panelled ceiling and cornice, detailed high level skirting, wall light points, TV aerial point, dimmer light switches and gas wall heater.

### Dining Room

19'7" x 15'11" (5.97m x 4.85m)

UPVC double glazed walk in bay window to the front with decorative stained glass leaded light. Feature inglenook with fitted gas fire and decorative leaded lights either side. Ornate panelled ceiling and cornice, detailed high level skirting, wall light points, TV aerial point and gas wall heater.

### Dining Kitchen

25'11" x 14'2" (7.90m x 4.32m)

Accessed from both the entrance hall and formal dining room.

UPVC double glazed sliding patio doors to the rear and UPVC double glazed windows either side of the room. A range of fitted beech wall and base units in U shaped design with contrasting work surfaces incorporating inset resin 1 1/2 bowl sink and drainer unit with mixer tap. Peninsular breakfast bar seating. Strip down-lighting under wall cupboards and inset down-lighters to pelmet. Inset glass electric induction hob, built in Neff eye level electric fan assisted double oven / grill in brushed steel, integrated refrigerator and integrated dishwasher. Ceramic tiled splashbacks, dimmer light switches, oak wood flooring to kitchen area, TV aerial point, gas wall heater and radiator. Door to:

### Garage One

19'11" x 11'1" (6.07m x 3.38m)

Brick built with electric remote up and over door to the front. Mechanic floor pit, power sockets and lighting. Door to:

### Utility Room

Spilt panel exterior door to the side leading to rear garden and UPVC double glazed obscure window to the rear. Fitted wall and base units with contrasting laminate work-surface incorporating stainless steel sink and drainer with chrome taps. Inset four ring gas hob and built in gas oven. Plumbed and space for automatic washing machine and dryer, floor standing Ideal condensing boiler, suspended clothes drying rack, quarry tiled flooring and loft hatch.

### Ground Floor Cloaks/WC

UPVC double glazed obscure window to the rear. Two piece suite comprising: low level dual push button flush with soft closing lid, wall hung hand-washbasin with chrome taps and trap. Fully tiled ceramic tiled walls with glass tiled border, oak wood flooring and radiator.





### Drying Boot Room

7'10" x 7'9" (2.39m x 2.36m)

UPVC double glazed obscure window to the rear. Quarry tiled flooring, built in storage cupboards, suspended clothes drying rack and radiator.

### Snug

12'3" x 9'7" (3.73m x 2.92m)

UPVC double glazed single patio door with attached window panes to the rear. Feature mahogany fire surround with period cast iron insert and incorporating living flame gas fire. Tiled hearth, picture rail, TV aerial point and wall mounted electric heater.

### First Floor Landing

UPVC double glazed window with decorative leaded light to the front. Approached via the aforementioned staircase with spindled balustrade and oak hand rail. Corniced ceiling, detailed high level skirting, feature stained glass ceiling window light and loft hatch with ladder. Doors leading to:

### Loft Storage Room

Casement window to the rear, boarded out and with lighting. Further doors into eaves areas.

### Master Bedroom

19'8" x 14'2" (5.99m x 4.32m)

UPVC double glazed walk in bay window with decorative leaded light to the front. Fitted corniced wardrobes, detailed high level skirting, dimmer light switch, TV aerial point and radiator.

### En Suite Shower Room

UPVC double glazed obscure and stained glass window to the side. Three piece suite comprising: step in shower enclosure with pivoting glass door and ceramic tiled splash-backs, wall mounted thermostatic mixer shower controls with riser rail and shower attachment, pedestal washbasin with chrome taps and low level W/C dual push button flush. Fully tiled ceramic walls with contrasting border, vinyl flooring, shaving point, inset recessed halogen ceiling down-lighting and wall mounted ladder style heated towel rail.

### Bedroom Two

18'4" x 14'1" (5.59m x 4.29m)

UPVC double glazed walk in bay window with decorative leaded light to the front. Corniced ceiling and ceiling rose, detailed high level skirting, dimmer light switch, built in storage cupboard and radiator.

### En Suite Shower Room

UPVC double glazed obscure window to the side. Three piece suite comprising: step in shower enclosure with pivoting glass door and ceramic tiled splash-backs, wall mounted thermostatic mixer shower controls with riser rail and shower attachment, pedestal washbasin with chrome taps and low level W/C dual push button flush. Fully tiled ceramic walls with contrasting border, vinyl flooring, shaving point, inset recessed halogen ceiling down-lighting and wall mounted ladder style heated towel rail.



### Bedroom Three

16'9" x 16'7" (5.11m x 5.05m)

UPVC double glazed window to the side and UPVC double glazed corner bay window. Floor to ceiling fitted wardrobes with knee hole dressing table. Ceramic washbasin mounted onto vanity unit with chrome taps, step in glass shower enclosure with ceramic tiled splash-backs and wall mounted thermostatic mixer shower controls, riser rail and shower attachment. Dimmer light switch and radiator.

### Bedroom Four

12'3" x 11' (3.73m x 3.35m)

UPVC double glazed walk in bay window to the side. Ceramic washbasin mounted onto vanity unit with chrome taps. Corniced ceiling, detailed high level skirting, wall light point and radiator.

### Bedroom Five

12'4" x 9'8" (3.76m x 2.95m)

UPVC double glazed window to the rear. Coved ceiling and radiator.

### Family Bathroom

11'5" x 7'9" (3.48m x 2.36m)

Two UPVC double glazed obscure windows to the rear. Three piece suite comprising: panelled bath with combined mixer taps and shower attachment, ceramic washbasin mounted onto high gloss vanity unit with chrome mixer tap and dual push button W/C flush with soft closing lid, Fully tiled ceramic walls with contrasting border, ceramic tiled flooring in stretcher pattern with electric underfloor heating, built in airing cupboard housing hot water cylinder and radiator.

### Exterior

This large detached family home is approached to the front via block paved dual entry driveways, to which, lead to the respective brick built garages which include infra-red flood-lighting. Well manicured and shaped laid to lawn garden area with shaped flower beds and borders with mature shrubs and trees. To the rear a large private walled landscaped garden with manicured and shaped laid to lawn. Paved patio outdoor living area with feature circular pattern. Timber pergola with brick built pillars. Raised and shaped flower borders with mature trees and shrubs. Garden pond with rockery incorporating waterfall water feature. Brick built barbecue, exterior water tap, security flood-lighting and rear timber access gate.

### Garage Two

21'10" x 9'5" (6.65m x 2.87m)

Brick built with electric remote operated up and over door to the front. UPVC personal access door to the side and casement window to the rear, power sockets and lighting.

### Additional Information

Tenure - Freehold

Council Tax Band - G

### EPC Results

Current Energy Efficiency Rating - C (69)

Potential Energy Efficiency Rating - C (77)

Current Environmental Impact Rating - D (61)

Potential Environmental Impact Rating - C (70)



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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed