



**15 Upper Westby Street, Lytham,  
FY8 5NG**



**£370,000**

**Residential Property Specification**



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# 15 Upper Westby Street, Lytham, FY8 5NG

## Entrance Porch

UPVC double glazed door and surrounding windows to the front. Ceiling light, tiled flooring, fitted cloaks cupboard with shelving and meter cupboard. Part opaque door with stained glass leaded panel leads into:

## Entrance Hall

UPVC double glazed obscure leaded stained glass window to the side. Fitted meter cupboard housing fuse box. Radiator, wood flooring, ceiling light, wall light and telephone point. Turned staircase leading to the first floor. Doors leading to the following rooms:

## Ground Floor WC

UPVC obscure double glazed window to the side. Wall mounted wash hand basin with chrome taps and WC with push button flush. Tiled splash backs and range of shelving. Wall mounted Glow Worm boiler.

## Lounge

UPVC double glazed bay windows to the front. Feature fireplace with wooden mantel, marble back and hearth and inset electric fire. Coving to ceiling, picture rail, ceiling light, TV aerial point and two radiators. Double doors leading into:

## Dining Room

Also accessed via door from the Entrance Hall. Feature fireplace with wooden mantel, marble back and hearth and inset gas fire. Coving to ceiling, ceiling light, TV aerial point, telephone point and radiator. Opening leading into the Kitchen. UPVC double glazed sliding doors to the rear, leading to:

## Conservatory

UPVC and brick construction. UPVC French doors to the side leading to the rear garden. Radiator, tiled flooring and wall light points.

## Kitchen

UPVC double glazed window to the rear. Range of fitted wall and base units with laminate work surfaces and inset 1 ½ bowl stainless steel sink and drainer and mixer tap. Integrated Neff oven, four ring gas hob and illuminated extractor above. Space for freestanding fridge freezer. Space and plumbing for washing machine and dishwasher. Tiled flooring and spot lighting to ceiling.

## First Floor Landing

UPVC obscure double glazed stained glass window to the side. Coving to ceiling, picture rail and ceiling light. Doors to the following rooms:

## Bedroom One

UPVC double glazed window to the front. Range of fitted wardrobes. Coving to ceiling, radiator, ceiling light, TV aerial point and telephone point.

## Bedroom Three

UPVC double glazed window to the front. Coving to ceiling, radiator, ceiling light and TV aerial point.

## Family Bathroom

UPVC obscure double glazed windows to the side and rear. Four piece white suite comprising: P-shaped panelled bath with curved glass shower screen, chrome mixer tap and wall-mountable hand shower attachment; pedestal wash hand basin with chrome taps; WC and bidet with chrome controls. Tiled flooring and splash backs. Wall mounted mirror with light above, radiator and ceiling light.

## Inner Hallway

Accessed via door from First Floor Landing. Turned staircase leading to Second Floor Loft Room. Further door leading to:

## Bedroom Two

UPVC double glazed window to the rear. Fitted storage cupboards. Step in shower cubicle with glass door, electric shower with riser rail and tiled splash backs. Coving to ceiling, radiator and ceiling light.

## Second Floor Loft Room

Great potential for fourth bedroom/office. Skylight window to the side. Ceiling light and eaves storage cupboards. Space for single bed and/or desk.

## External

To the front, a paved patio and driveway with bordering plants and shrubs, and flower beds. Further gated driveway leads down the side of the property to the garage.

To the rear, a paved patio garden with bordering plants and shrubs. Stone steps lead up to the conservatory, whilst a wooden gate gives access to the driveway to the side of the property. Exterior lighting.

## Garage

Detached brick built single garage with double opening wooden doors to the front and window to the side.

## Additional Information

Tenure -

Council Tax Band -

## EPC Results

Current Energy Efficiency Rating - ()

Potential Energy Efficiency Rating - ()

Current Environmental Impact Rating - ()

Potential Environmental Impact Rating - ()