



THE SANDERLINGS, 15 EAST BEACH, LYTHAM ST. ANNES, FY8 5EU





### ENTRANCE HALL

20' 09" x 20' 02" (6.32m x 6.15m) Large south facing window overlooking the front garden. Wall mounted gas fire, staircase leading to first and second floors. GU10 ceiling lights. Tv aerial sockets.

### DRAWING ROOM

20' 02" x 13' 10" (6.15m x 4.22m) Large south facing bay windows over looking the front garden and Lytham Green beyond. Stone fire surround with open fire grate. Carpeted, 2 radiators, feature central light fitting. Tv sockets.

### WINE CELLAR

6' 9" x 9' 4" (2.06m x 2.84m) Frosted window, cupboard with alarm system. GU10 ceiling lights.

### DINING KITCHEN

28' 02" x 26' 0" (8.59m x 7.92m) Large open plan dining kitchen with high quality fittings and integrated appliances. Floor to ceiling windows and patio doors to rear garden. Tiled floor with underfloor heating. Zone controlled GU10 ceiling lights.

### UTILITY ROOM

7' 01" x 6' 01" (2.16m x 1.85m) High quality units with integrated washing machine and tumble dryer. Tiled floor with under floor heating. Cupboard with hot water cylinder and boiler. GU10 ceiling lights.

### STUDY

7' 0" x 6' 11" (2.13m x 2.11m) Velux window, tv sockets and telephone point. GU10 ceiling lights





### DINING ROOM

13' 05" x 15' 0" (4.09m x 4.57m) Bi-fold doors to patio and separate double doors to garden. GU10 ceiling lights

### MASTER BEDROOM

16' 10" x 13' 10" (5.13m x 4.22m) Large Bay window over looking The Windmill, Lytham Green and The Ribble Estuary to Southport and the Welsh Hills. Leading to:

### DRESSING ROOM

12' 10" x 12' 01" (3.91m x 3.68m) Window overlooking The Windmill. Radiator, GU10 ceiling lights

### ENSUITE

14' 01" x 6' 11" (4.29m x 2.11m) Frosted window, freestanding bath with mixer taps, wash hand basin and wc. Tiled floor with under floor heating, twin chrome towel rails. GU10 ceiling lights.

### BEDROOM 2

13' 06" x 14' 4" (4.11m x 4.37m) Window overlooking rear garden, carpeted, radiator, tv aerial socket, GU10 ceiling lights.

### ENSUITE

7' 10" x 4' 6" (2.39m x 1.37m) Frosted window, freestanding bath with mixer taps, wash hand basin and wc. Tiled floor with under floor heating, twin chrome towel rails. GU10 ceiling lights.

### BEDROOM 3

15' 03" x 9' 11" (4.65m x 3.02m) Windows to side and rear, radiator, tv aerial and telephone socket.



#### **FAMILY BATHROOM**

11' 03" x 6' 0" (3.43m x 1.83m) Free standing bath with mixer taps, walk in shower, wc and wash hand basin. Tiled floor with underfloor heating. Heated towel rail. GU10 ceiling lights.

#### **BEDROOM 4**

13' 09" x 17' 09" (4.19m x 5.41m) Window with views over the Estuary, tv aerial socket, telephone point, radiator.

#### **DRESSING ROOM**

17' 3" x 20' 10" (5.26m x 6.35m) Two Velux windows with views over the Estuary, two radiators GU10 ceiling lights.

#### **ENSUITE**

10' 0" x 8' (3.05m x 2.44m) Frosted window to front elevation, corner shower cubical, wash hand basin and wc. Tiled floor with under floor heating, chrome heated towel rail, GU10 ceiling lights.

#### **BEDROOM 5**

14' 0" x 13' 6" (4.27m x 4.11m) Window over looking rear garden. Tv aerial point, telephone socket and GU10 ceiling lights.

**GARDEN:** Gardens laid to lawn at front and rear.

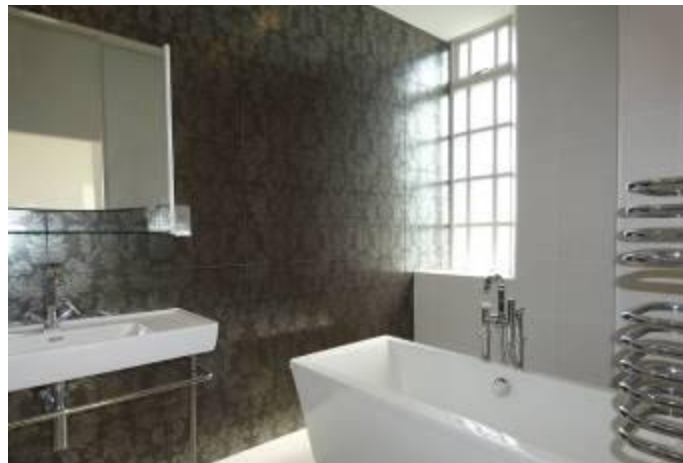
**EPC:** Current C Potential C

**TENURE:** Leasehold

**COUNCIL TAX:** Band G









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