



**Lytham**  
Estate Agents

Lytham Estate Agents  
2a Clifton Square  
Lytham  
Lancashire FY8 5JP

Telephone  
**01253 796996**

E-mail  
[info@lythamestateagents.co.uk](mailto:info@lythamestateagents.co.uk)  
Web  
[www.lythamestateagents.co.uk](http://www.lythamestateagents.co.uk)



**36 Cleveland Road, Lytham, FY8 5JH**

**£559,000**

*This Stunning Four/Five Bedroom Semi-Detached Family Home Is Ideally Located In The Heart Of Lytham, Just A Short Walk From The Many Shops And Restaurants. The Property Comprises: Lounge, Utility Room, WC, Impressive Open Plan Living Dining Kitchen Leading Out To The Low Maintenance Rear Garden, Four Bedrooms, Dressing Room/Bedroom Five, Three Bathrooms And Off Road Parking For Two Cars.*



### Entrance Hall



Original exterior wooden door to the front, with window above. Staircase leading to the first floor. Porcelanosa tiled flooring, underfloor heating, coving and ceiling light. Doors to the following rooms:

### Lounge



UPVC double glazed windows to the front with plantation shutters. Feature contemporary electric fire. Wood flooring, ceiling light, TV aerial point and radiator.

### Open Plan Living Dining Kitchen Kitchen Area



UPVC double glazed window to the rear. Range of fully fitted wall and base units incorporating breakfast bar, granite work surfaces and undermount 1 ½ bowl stainless steel sink with flexible chrome mixer tap.

Integrated appliances include: AEG five ring combined induction and gas hob with illuminated extractor above, AEG microwave combo oven and oven/grill, AEG dishwasher, Electrolux fridge freezer and wine cooler. Spot lighting, contemporary low hanging lights over breakfast bar, Porcelanosa tiled flooring, TV aerial point, under floor heating, remote controlled blinds and under stairs storage cupboards.

### Dining Area



UPVC double glazed French doors to the side. Spot lighting, Porcelanosa tiled flooring, under floor heating and remote controlled blinds. Space for dining table and chairs.

### Living Area



Double glazed bi-folding doors to the rear. UPVC double glazed window to the side. Porcelanosa tiled flooring, TV aerial point, under floor heating, remote controlled blinds and spot lighting.

### Utility Room

Range of fitted wall and base units with inset large single bowl sink and drainer with chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Spot lighting, radiator, underfloor heating and Porcelanosa floor tiles. Door to:

### WC

Two piece white suite, comprising: vanity unit with inset wash hand basin and waterfall chrome mixer tap. Fully tiled walls, loft access hatch, spot lighting, underfloor heating, extractor fan, chrome ladder style towel radiator and cupboard housing Alpha eco boiler.



**Lytham**  
Estate Agents

### First Floor Split Level Landing

Aforementioned staircase from the ground floor. Spot lighting, loft access hatch and contemporary vertical radiator. Doors to the following rooms:

### Master Bedroom



UPVC double glazed window to the front, with plantation shutters. Ceiling light, radiator and TV aerial point. Door to:

### En-Suite

UPVC double glazed obscure window to the front, with plantation shutters. Three piece white suite comprising: walk in shower enclosure with glass screen and sliding door, wall mounted chrome controls, overhead rain shower and handheld shower attachment on riser rail; wall mounted vanity unit with inset wash hand basin and chrome waterfall mixer tap; and WC with push button flush. Porcelanosa fully tiled walls and flooring, plantation shutters, extractor fan and chrome ladder style towel radiator.

### Bedroom Two



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

### Study/Bedroom Four



UPVC double glazed window to the rear. Range of fitted wardrobes and shelving, TV aerial point, radiator and ceiling light.

### Dressing Room/Bedroom Five

Currently fitted as a dressing room, incorporating a range of open shelving and clothes rails. Spot lighting and radiator.

### Bathroom



UPVC double glazed obscure window to the rear. Four piece white suite, comprising: Freestanding oval bath with separate chrome mixer tap incorporating handheld shower attachment; walk-in shower enclosure with glass screen and sliding door, wall mounted chrome controls, overhead rain shower and handheld shower attachment on riser rail; wall mounted vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Porcelanosa fully tiled walls and flooring, chrome ladder style towel radiator, spot lighting, wall mounted illuminated mirror and extractor fan.

### Second Floor Landing

Velux skylight window. Storage cupboard with power. Door to:

### Bedroom Three



Velux skylight windows. Mirrored fitted storage to the eaves. Radiator, TV aerial point and contemporary ceiling light. Door to:

### En-Suite

Three piece suite, comprising: step-in shower enclosure with glass bi-folding door, wall mounted Bristan electric shower with chrome handheld shower attachment on riser rail; vanity unit with inset wash hand basin and chrome waterfall mixer tap; and WC with push button flush. Porcelanosa fully tiled walls and flooring, ceiling light, chrome ladder style towel radiator and extractor fan.

### External



To the rear, the garden is paved with stone chipped areas and a variety of plants and shrubs.

To the rear, the garden is mostly paved with an artificial lawn, stone chipped planted borders and a wooden summer house. Gate to the rear gives access to the parking area, with space for two cars.

### Additional Information

Tenure - Freehold

Council Tax Band - D

### EPC Results

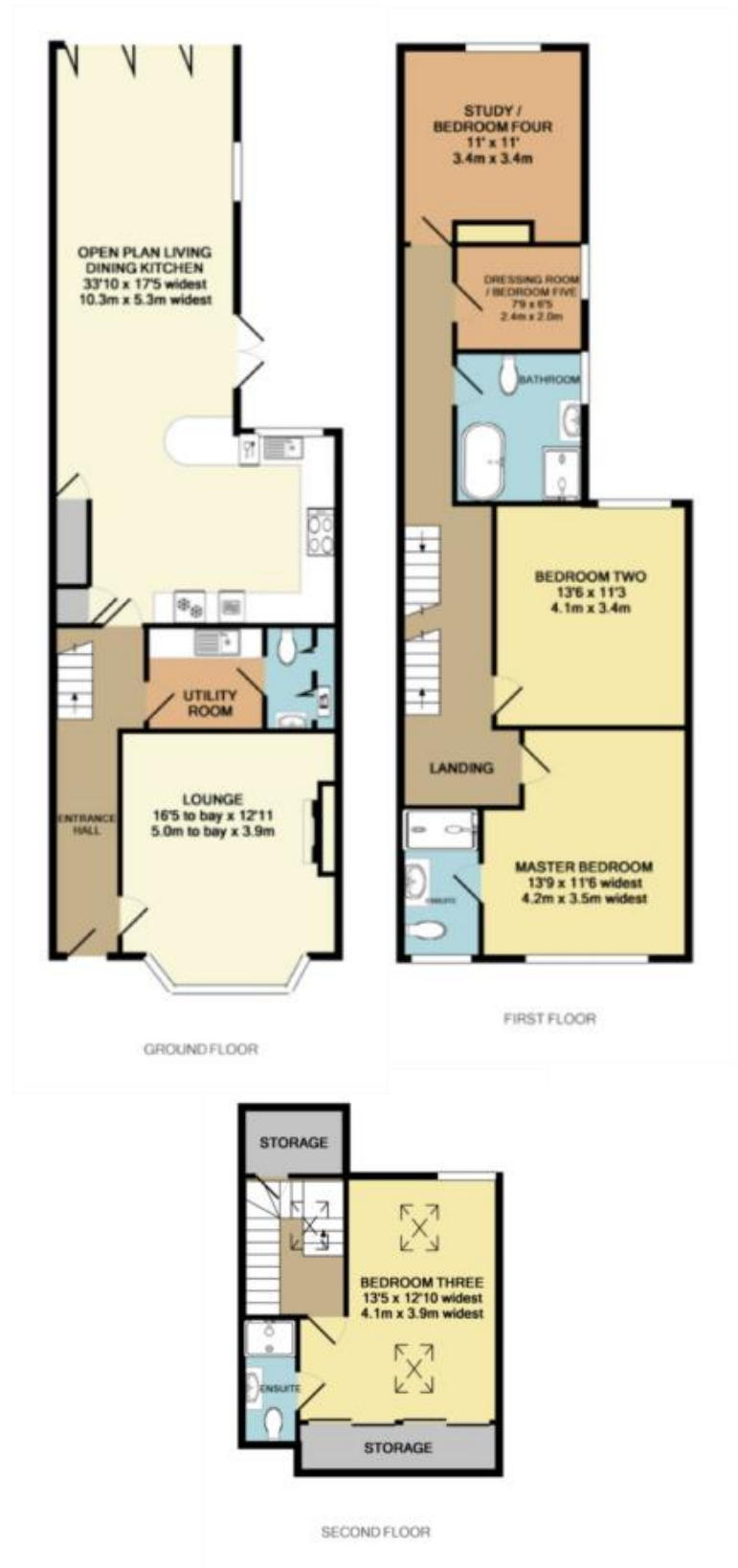
Current Energy Efficiency Rating - F (32)

Potential Energy Efficiency Rating - D (60)

Current Environmental Impact Rating - F (33)

Potential Environmental Impact Rating - D (57)

### Floor Plans



### Disclaimer:

We take every care to ensure that details shown are correct. However, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated the condition of the heating system, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.