



## 13 The Leylands, Lytham, FY8 5QS

**£445,000**

This Spacious Modern Three Bedroom Townhouse Is Ideally Located Just A Stone's Throw From Lytham's Town Centre And Green, Boasting Views Over Lowther Gardens And The Sea Front. Set Over Three Floors. Presented To A High Specification, Beautiful Oak Flooring To Ground & 1st Floor. This Property Offers Three Bedrooms And Two Bathrooms. Fabulous Open Plan Living Dining Kitchen With Balcony To First Floor. Utility. Integral Garage & Sunny Westerly Gardens. Viewing Essential.



### Entrance Vestibule

Part glazed wooden exterior door to the front. Ceiling light, coving, tiled flooring and door to useful cloaks cupboard. Glazed panelled door to:

### Entrance Hall

Turned staircase leading to the first floor. Coving, radiator, spot lighting and Oak flooring. Doors leading to the following rooms:

### Integral Single Garage

Up and over door to the front. Ample storage space, tiled flooring, power and lighting.

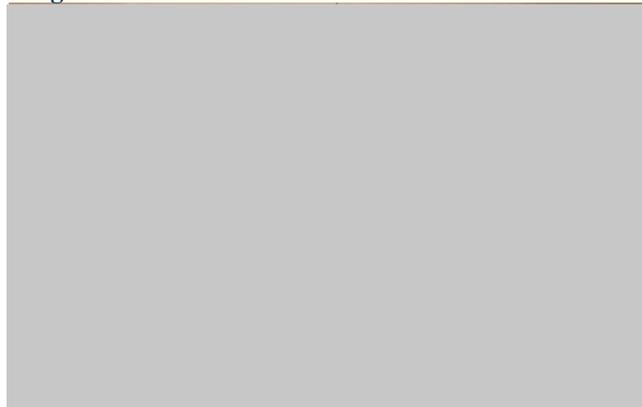
### Ground Floor Shower Room

Currently under refurbishment to include a shower, WC and wash hand basin. Ceiling light and shaver point.

### Utility Room

UPVC double glazed door to the rear, leading to the rear garden. Laminate work surface with space and plumbing for washing machine and tumble dryer, and inset sink. Ceiling light and vinyl flooring.

### Snug/Bedroom Four



UPVC double glazed window and door to the rear, leading out to the garden. Ceiling light, Oak flooring, coving and radiator.

### First Floor Landing

Aforementioned staircase from the ground floor. Further staircase leading to the second floor. Coving, spot lighting and radiator. Open plan to:

### Dining Area



Coving, contemporary low hanging lighting and Oak flooring. Open plan to Kitchen and Lounge.

### Lounge



UPVC double glazed windows and French doors to the front, leading out to a balcony with partial sea view and space for small table and chairs. Feature fireplace with space for fire. Coving, TV aerial point, wall lights and radiator.

### Kitchen



UPVC double glazed windows to the rear. Range of fitted units incorporating granite work surface, matching island unit with breakfast bar, and undermount 1 ½ bowl stainless steel sink and flexi chrome mixer tap. Integrated refrigerator and dishwasher. Space for freestanding range cooker. Coving, spot lighting and contemporary low hanging lighting.

### Second Floor Landing

Aforementioned staircase from the first floor. Loft access hatch, radiator, ceiling light and coving. Doors leading to the following rooms:

### Bedroom One

UPVC double glazed windows to the front. Range of fitted wardrobes. Coving, radiator and ceiling light.

### Bedroom Two

UPVC double glazed window to the rear, offering sea views. Range of fitted wardrobes. Coving, radiator and ceiling light.

### Bedroom Three/Study

UPVC double glazed window to the rear, offering sea views. Coving, radiator and ceiling light.

### Family Shower Room



Three piece suite, comprising: walk-in shower enclosure with glass screen, wall mounted chrome controls and overhead rain shower; wall mounted vanity unit with inset wash hand basin and wall mounted chrome mixer tap; and WC with concealed cistern and wall mounted push button flush. Contemporary towel radiator, tiled flooring, part tiled walls, spot lighting and extractor fan.

### External



To the front, a block paved driveway provides parking for two car and leads to the integral garage. External entrance porch with lighting.

To the rear, the garden is laid to lawn with decked patio areas, slate chippings and planted borders.

### Additional Information

Tenure - Freehold

Council Tax Band - F

### EPC Results

Current Energy Efficiency Rating - E (49)

Potential Energy Efficiency Rating - C (78)

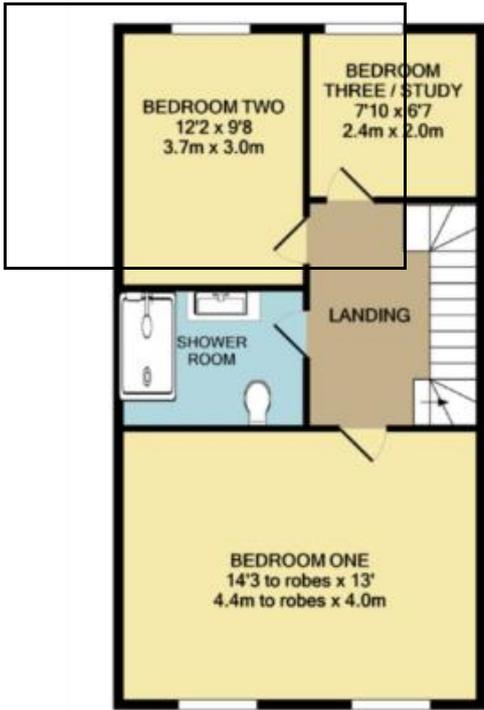
Current Environmental Impact Rating - E (43)

Potential Environmental Impact Rating - C (75)

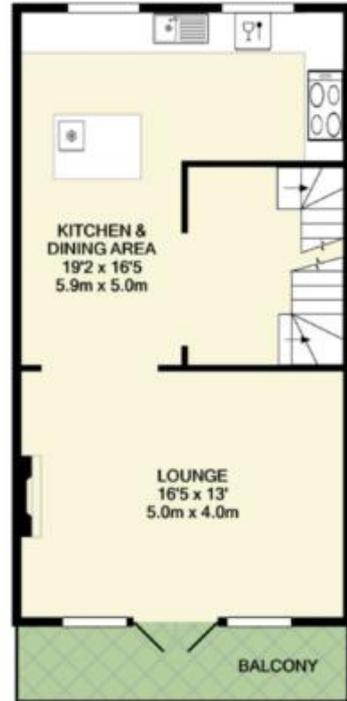
### Disclaimer:

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.

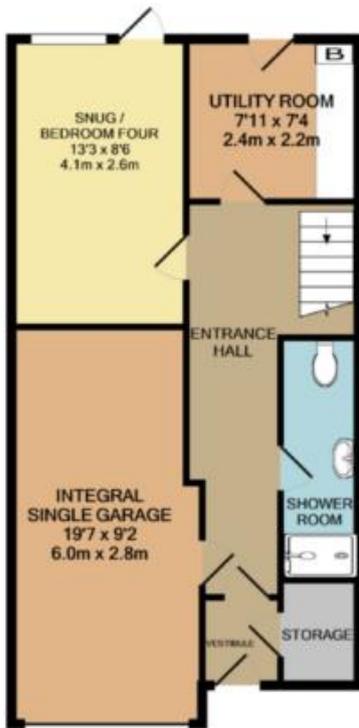
**Floor Plans**



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the actual state of the property. Measurements are approximate. Not to scale. Made with Metaplan 00316

