



8 Westwood Mews, Lytham, FY8 5QE

£495,000

Available With No Forward Chain. Offering A Superb Opportunity To Purchase An End Mews House In A Much Sought After Location With Stunning Views Across Lytham Cricket Club Grounds. Property Comprises; Two Reception Rooms, Dining Kitchen, Study, Ground Floor WC, Three Double Bedrooms, En-Suite Bathroom/WC, Shower/WC. Southerly Facing Garden, Off Road Parking & Garage. No Forward Chain!



Entrance

UPVC part Georgian style opaque double glazed outer door with opaque glazed arched top window above. Staircase leading to first floor, under stairs storage cupboard, corniced ceiling and radiator.

Study 8'0" x 7'2" (2.44m x 2.18m)



UPVC Georgian style double glazed arched top window overlooking the front of the property. Wide range of built-in furniture including desk with drawers and cupboards and a range of further high-level storage cupboards above. Corniced ceiling and radiator.

WC 7'2" x 2'11" (2.18m x 0.89m)

Two-piece suite comprising: WC and wall mounted wash hand basin with twin chrome taps. Extractor fan and corniced ceiling. Part tiled walls.

Lounge 17'8" x 13'7" (5.38m x 4.14m)

Two UPVC feature Georgian style double glazed windows overlooking the front of the property and two further UPVC feature Georgian style double glazed windows overlooking the side of the property with views over Lytham Cricket Club beyond. Feature white fireplace with marble back and hearth with electric and gas fire points. Three wall light points, two double panel radiators and television point. Archway leading to:

Dining Room 12'7" x 10'2" (3.84m x 3.10m)



UPVC feature Georgian style double window overlooking the side of the property with views over Lytham Cricket Club beyond and UPVC Georgian style double glazed French doors leading to the southerly rear garden.

Corniced ceiling, two wall light points, two single panel radiators and telephone point. Low-level cupboard housing the electric consumer unit and door leading to:

Dining Kitchen 11'10" x 11'2" (3.61m x 3.40m)



UPVC Georgian style double glazed window overlooking the southerly rear garden and UPVC opaque double glazed outer door leading to the rear garden. Wide range of wall and base units with contrasting work surfaces incorporating a stainless steel single bowl and drainer unit with chrome mixer tap. Fitted Stoves electric multifunction double oven and stainless steel four ring gas hob with stainless steel illuminated chimney style extractor above. Hotpoint washing machine and Hotpoint dishwasher. Integrated fridge and freezer. Cupboard housing Ideal condensing combination gas-fired central heating boiler. Part tiled walls and fully tiled floor.

First Floor Landing

Approached via the aforementioned staircase. Corniced ceiling, loft access hatch and built-in cupboard with storage shelving. Doors leading to:

Bedroom One 13'8" x 12'4" (4.17m x 3.76m)



Three UPVC Georgian style double glazed windows overlooking the front of the property. Built-in sliding mirrored door wardrobes with hanging rails and shelves. Corniced ceiling and radiator. Door leading to:

En-suite 11'3" x 7'4" (3.43m x 2.24m)



UPVC opaque Georgian style double glazed window overlooking the front of the property
Three-piece suite comprising: Panelled bath with gold mixer tap, vanity wash hand basin with gold mixer tap set into a laminate top with storage cupboards and drawers beneath and WC. Part tiled walls, corniced ceiling, wall light point and radiator.

Bedroom Two 12'7" Max x 11'3" Max (3.84m Max x 3.43m Max)



UPVC Georgian style double glazed window overlooking the rear garden. Corniced ceiling, two wall light point and radiator.

Bedroom Three 11'11" x 9'11" (3.63m x 3.02m)



UPVC Georgian style double glazed window overlooking the rear garden. Corniced ceiling and radiator.

Shower / Wc 8'2" x 6'1" (2.49m x 1.85m)



UPVC Georgian style double glazed window overlooking the side of the property with views over Lytham Cricket Club. Three-piece white suite comprising: quadrant step in shower enclosure with chrome thermostatic shower valve. A vanity wash hand basin with twin chrome taps set into a laminate top with cupboards and drawers beneath and WC. Corniced ceiling, wall light point and electric shaver point. Part tiled walls and radiator.

External

To the front and side of the property the garden has been laid to lawn with feature flowerbeds and borders hosting a variety of bushes and shrubs. Off road parking for 2 cars. To the rear of the property the southerly garden has been paved for ease of maintenance with perimeter flowerbeds hosting a variety of plants, bushes and trees. Outside water point and a wooden gate to the rear of the garden provides pedestrian access to the rear of the Garage.

Garage

The Garage is the first garage to the left hand side of the property. Up and over door, rear personal door which leads to the previously described pedestrian pathway.

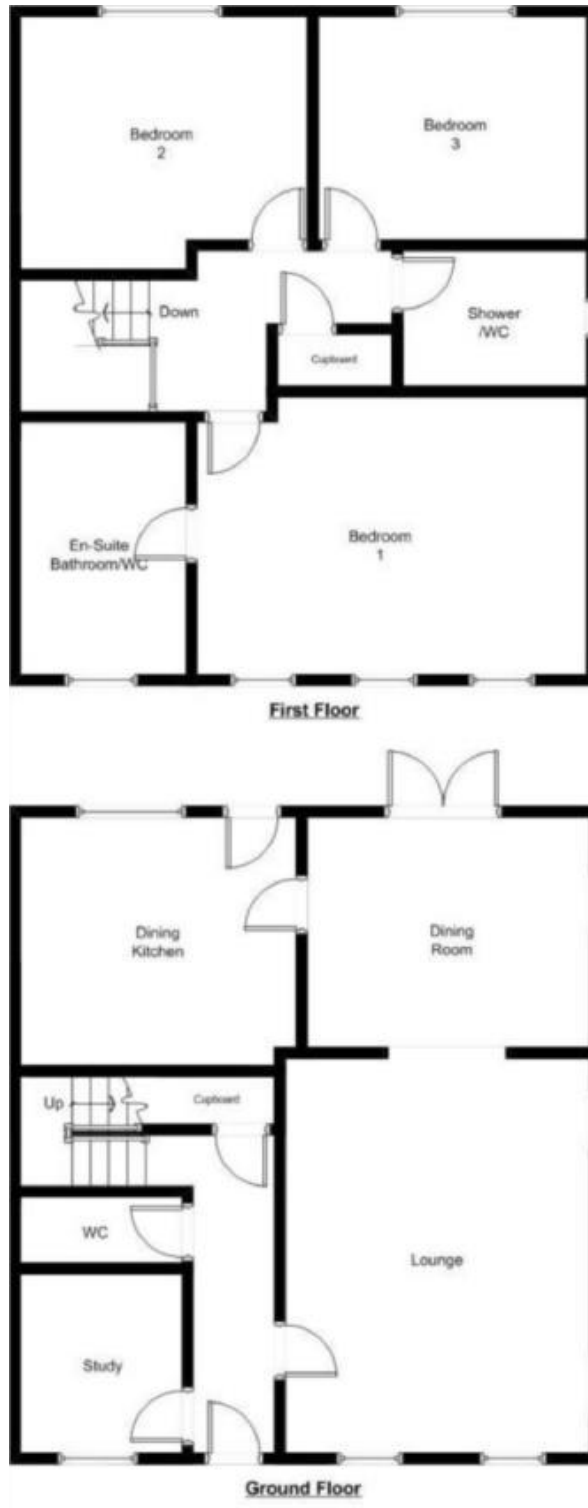
Additional Information

Tenure - Freehold.
Council Tax Band F.

EPC Results

Current Energy Efficiency Rating - C (69)
Potential Energy Efficiency Rating - C (80)
Current Environmental Impact Rating - D (67)
Potential Environmental Impact Rating - C (77)

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.

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