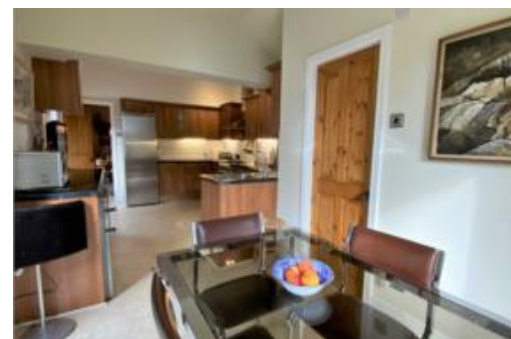




33 Cleveland Road, Lytham, FY8 5JH

£509,950

This Fantastic Three Bedroom Characterful Mid Terrace Family Home Is Ideally Located In The Heart Of Lytham. The Property Has Been Tastefully Appointed Throughout, With Many Period Features, Briefly Comprising: Entrance Hallway, Large Formal Lounge, Sitting Room/Office, Dining Room, Dining Kitchen, Ground Floor WC, Master Bedroom With En-Suite Shower Room, Two Further Bedrooms, Family Bathroom And Attractive Rear Garden.



Entrance Vestibule

Wooden external door to the front with window above. Original mosaic tiled flooring, coving and dado rail. Part glazed door with leaded stained glass window above leads to:

Entrance Hall

Original wood flooring, coving, architraves, spot lighting, radiator, staircase leading to the first floor and under stairs storage cupboard with light. Doors leading to the following rooms:

Lounge



UPVC double glazed bay window to the front. Original fireplace with polished black slate and hearth, marble surround with blue tiled inset and gas fire. Solid wood flooring, ceiling light with decorative moulding, radiators and TV aerial point.

Sitting Room



UPVC double glazed window to the rear. Original fireplace with blue tiled inset and hearth and gas fire. Ceiling light with decorative moulding, coving, picture rail, radiator, TV aerial point, telephone point, fitted shelving and solid wood flooring.

Dining Room



UPVC double glazed window to the side. Window from the Entrance Hallway. Feature brick recess with inset gas fire and sandstone surround. Panel effect walls and ceiling, solid wood flooring, fitted original cupboards and drawers, ceiling light, low hanging lights and radiator. Door to:

Dining Kitchen



UPVC double glazed door and windows to the side. UPVC double glazed French doors to the rear. Range of fitted wall and base units incorporating laminate work surfaces and inset single bowl stainless steel sink and drainer with chrome mixer tap. Smeg freestanding cooker with stainless steel splash back panel and extractor above. Space and plumbing for dishwasher, fridge and freezer. Integrated washing machine, cupboard housing Baxi combi boiler, lighting under wall units, ceiling lights, tiled flooring, contemporary vertical radiator, part tiled walls, extractor fan, TV aerial point and spot lighting. Door to:

Ground Floor WC

WC with push button flush. Ceiling light, extractor fan and tiled flooring.

First Floor Split Level Landing

Aforementioned staircase from the ground floor. Skylight window, radiator, loft access hatch, coving and ceiling lights. Doors leading to the following rooms:

Master Bedroom



UPVC double glazed window to the front. Original decorative fireplace, coving, ceiling light with decorative moulding and radiator. Door to:

En-Suite



UPVC double glazed opaque window to the front. Three piece white suite, comprising: step-in shower enclosure with glass screen and door, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin with twin chrome taps; and WC with push button flush. Part tiled walls, wood flooring, wall mounted mirror, ceiling light, dado rail, coving and leaded stained glass window from the landing.

Bedroom Two



UPVC double glazed window to the rear. Solid wood flooring, original decorative fireplace, radiator, and ceiling light with decorative moulding.

Bedroom Three

UPVC double glazed window to the rear. Ceiling light, fitted shelving and radiator.

Bathroom



Opaque and patterned windows to the side. Four piece white suite, comprising: freestanding bath with traditional chrome mixer tap; step-in corner shower enclosure with glass screen door, wall mounted controls and overhead rain shower; pedestal wash hand basin with mixer tap; and WC. Ceiling light with decorative mouldings, radiators, solid wood flooring, part tiled walls and useful double airing cupboard.

External



To the front, the garden is mostly stone chipped with a variety of plants and shrubs. A path and stone steps lead to the front door. To the rear, there are paved patio areas, and artificial lawn and a variety of well stocked plants, trees and shrubs. External power, lighting and water. Wooden gate to the rear leads to the rear service road.

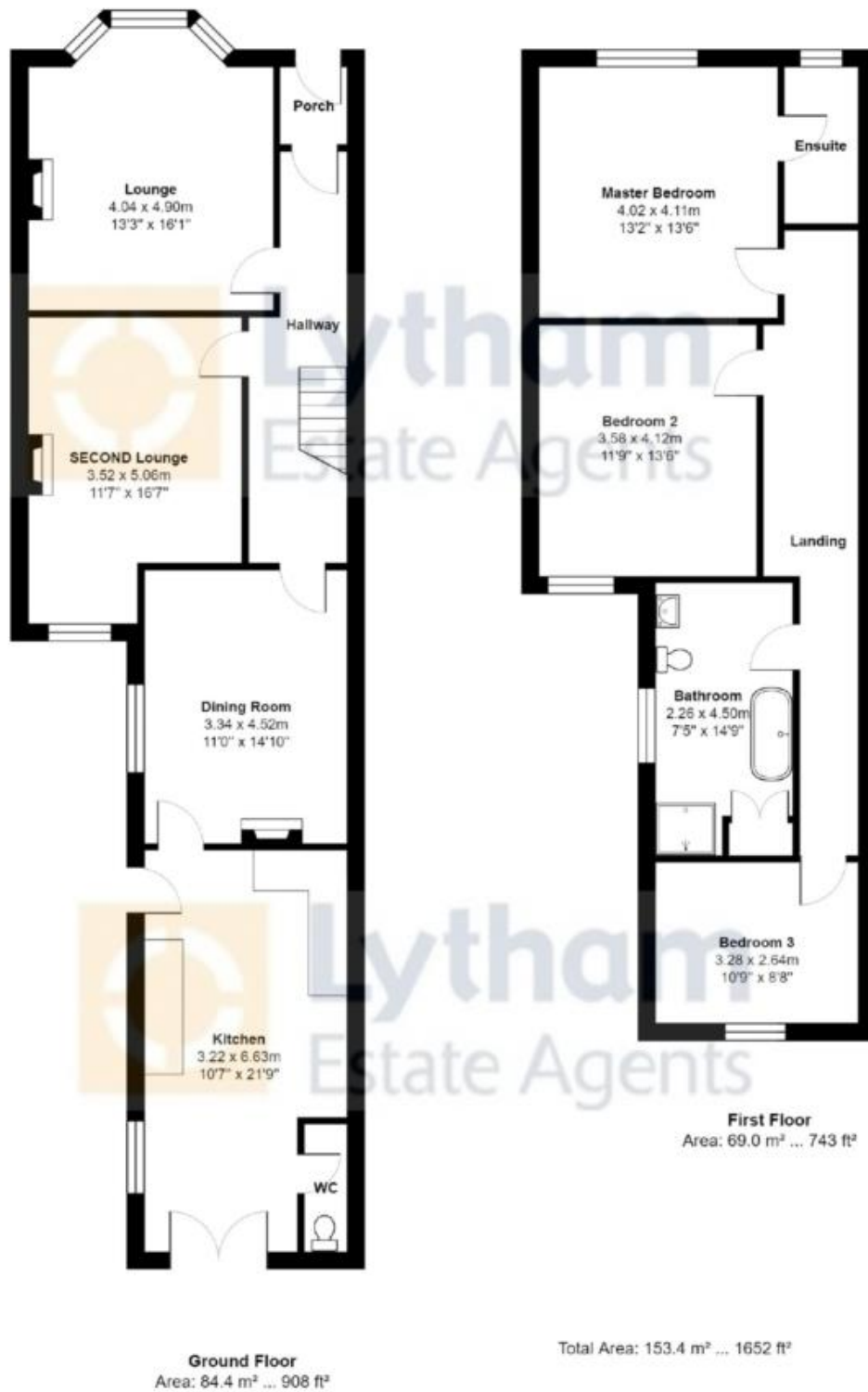
Additional Information

Tenure - Leasehold
Ground Rent - £6 per annum
Year Built - 1895
Council Tax Band - D

EPC Results

Current Energy Efficiency Rating - C (69)
Potential Energy Efficiency Rating - B (81)

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.