



1 Priory Mews, Cypress Point, FY8 4FT

£329,950

Modern Detached Four Bedroom Family House, Situated On This Ever Popular Development Created By Kensington Developments. Easy Reach Of The Beautiful Japanese Ornamental Gardens. The House Offers Two Reception Rooms, Breakfast Kitchen, W.C. Four Bedrooms, Main Bedroom has en-suite, Family Bathroom, Private Rear Garden, Gas C.H, Dbl Glazed, Off Street Parking & Integral Single Garage.



Entrance



Accessed via door with obscure leaded window leading to Hallway. Stairs leading to first floor and spotlights. Door leading to integral garage and further doors leading to:

Lounge



UPVC double glazed window to front. Ceiling light, wall lights, coving and radiator.

Kitchen



UPVC double glazed window to rear and door leading to side. Range of fitted wall and base units with laminate work surface incorporating 1 ½ stainless steel sink and drainer unit with chrome mixer tap. Integrated appliances include; five ring gas hob with extractor above and oven/grill. Space and plumbing for washing machine, tumble dryer, fridge freezer. Useful storage cupboard. Spot lighting and radiator.

WC

UPVC double glazed window to rear. Two piece suite comprising: Pedestal wash hand basin with twin taps and tiled splash back and low level flush WC. Ceiling light and radiator.

Dining room



UPVC double glazed double doors opening to garden. Ceiling light.

First floor

Approached via the aforementioned staircase. UPVC double glazed window to side. Loft access. Storage cupboard housing water cylinder. Doors leading to:

Master Bedroom



UPVC double glazed window to front. Ceiling light and radiator. Door to;



En Suite



UPVC double glazed window to side. Three piece suite comprising; vanity cabinet with inset wash hand basin with chrome mixer tap, step in shower enclosure with glass sliding doors and wall mounted shower controls with hand held shower attachment on riser rail, WC with push button flush. Fully tiled walls, extractor fan, wall mounted mirror with lighting, ladder style towel radiator and spot lighting.

Bedroom Two



UPVC double glazed window to rear. Ceiling light and radiator.

Bedroom Three



UPVC double glazed window to front. Ceiling light and radiator.

Bedroom Four

UPVC double glazed window to front. Ceiling light and radiator.

Bathroom



Three piece suite comprising; vanity cabinet with inset wash hand basin with chrome mixer tap, panelled bath with glass screen and wall mounted shower controls with hand held shower attachment on riser rail, WC with push button flush. Fully tiled walls, extractor fan, wall mounted mirror with lighting, ladder style towel radiator and spot lighting.

External



To the front there is a driveway providing off road parking for multiple cars. Lawned area and variety of plants, trees and shrubs.

To the rear there is a paved patio area, lawned area and boarding plants, trees and shrubs.

Garage

Accessed via the aforementioned door from the hallway. Electric up and over door. Power and lighting.

Additional Information

- Tenure -
- Maintenance Charges -
- Ground Rent -
- Council Tax Band -

EPC Results

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.