



10 Queen Street, Lytham, FY8 5LQ

£550,000

This Highly Desirable Period End Terrace Family Home Is Ideally Located In The Heart Of Lytham With Its Fabulous Amenities, Seafront And The Famous Lytham Green Just A Stone's Throw Away. The Property Offers Spacious Accommodation, Briefly Comprising: Formal Lounge Leading To Dining Room, Modern Dining Kitchen, Utility Room/WC, Large Sitting Room/Play Room, Small Storage Room, Lower Ground Floor Office/Fourth Bedroom, Fantastic Master Bedroom With A Luxurious En-Suite Bathroom, Two Further Bedrooms, Family Shower Room And Low Maintenance Attractive Rear Garden.



Entrance Vestibule

Wooden exterior door to the front with window above. Coving and ceiling light. Glazed door with surrounding decorative windows lead to:

Entrance Hall



Staircase leading to the first floor. Coving, radiators and ceiling light. Door with staircase leading to the lower ground floor. Doors leading to the following rooms:

Lounge



UPVC double glazed bay window to the front. Feature fireplace with inset gas fire and granite hearth. Antique style radiator, wall mounted storage cupboard, TV aerial point, coving and ceiling light with decorative moulding. Glazed double doors to:

Dining Room



Also accessed via door from entrance hall. UPVC double glazed French doors to the rear. Coving, antique style radiator and ceiling light with decorative moulding.

Dining Kitchen



Double glazed sash window and UPVC double glazed French doors to the side. Range of fitted wall and base units incorporating breakfast bar, quartz work surfaces and undermount 1 ½ bowl stainless steel sink and flexi chrome mixer tap. Integrated Smeg appliances include: fridge freezer, microwave, dishwasher and range cooker with stainless steel splash back panel and illuminated extractor above. Further integrated wine cooler and kickboard heater. Tiled splash backs, tiled flooring, lighting under wall units, spot lighting, ceiling lights and radiator. Door to:

Inner Hall

Spot lighting, radiator and loft access hatch. Doors leading to the following rooms:

Utility Room/WC

Double glazed sash window to the side. Two piece white suite, comprising: wall mounted wash hand basin with chrome mixer tap, and WC with push button flush. Laminate flooring, part tiled walls, spot lighting, extractor fan, cloaks cupboard and further utility cupboard with space and plumbing for washing machine and tumble dryer.

Sitting Room/Play Room



This versatile space is currently used a sitting room/play room ut would also be an ideal annex bedroom or guest suite. UPVC double glazed windows to the rear and French doors to the front. Spot lighting, contemporary vertical radiators, TV aerial point and telephone point. Door to:

Storage Room

UPVC double glazed window to the front. Ceiling light, fitted shelving, laminate flooring and wall mounted Baxi boiler.

Lower Ground Floor Hallway

Aforementioned staircase from the ground floor. Radiator, storage cupboards and wall light. Door to:

Office/Bedroom Four



UPVC double glazed window to the rear. Feature painted beams, spot lighting, TV aerial point and radiator.

First Floor Split Level Landing

Aforementioned staircase from the ground floor. Velux skylight window. Spot lighting, radiator and ceiling light with decorative moulding. Doors leading to the following rooms:

Master Bedroom



UPVC double glazed windows to the front. Range of fitted wardrobes, radiators, ceiling lights and loft access hatch. Glazed double doors to:

En-Suite Bathroom



UPVC double glazed obscure window to the rear, with fitted shutters. Four piece suite, comprising: bath set into tiled surround with inset chrome controls, mixer tap and body massaging jets; walk-ins shower area with glass shower screen, wall mounted chrome controls, recessed shelf, handheld shower attachment on riser rail and overhead rain shower; vanity unit with inset his and hers double wash hand basin and matching chrome mixer taps; and WC with concealed cistern and wall mounted push button flush. Wall mounted illuminated mirror, shaver/toothbrush charging point, chrome ladder style towel radiators, spot lighting, icon extractor fan, large format marble effect tiled walls and flooring and feature mosaic tiling.

Bedroom Two



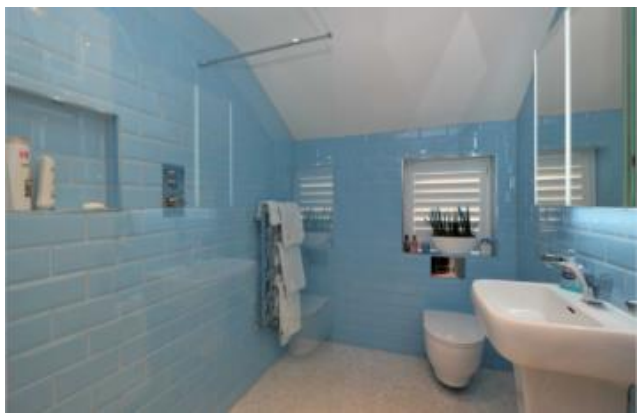
Double glazed sash window to the rear. Ceiling light, loft access hatch and radiator.

Bedroom Three



Double glazed sash window to the side. Ceiling light and radiator.

Family Shower Room



UPVC double glazed obscure window to the side. Three piece suite, comprising: walk-in shower area with wall mounted chrome controls, handheld shower attachment on riser rail, overhead rain shower and recessed shelf; pedestal wash hand basin with chrome mixer tap; and WC with concealed cistern and wall mounted push button flush. Chrome ladder style towel radiator, tiled walls and flooring, spot lighting, wall mounted illuminated vanity cabinet, shaver/toothbrush charging point and further hidden push-to-open storage cupboard.

External



To the front, steps lead up to a paved garden with small planted areas. External lighting.
To the rear, the garden is mostly paved with a raised planter hosting a large tree. External water tap and lighting. Gate leading round the side to the front of the property.

Additional Information

Tenure - Freehold

Council Tax Band - E

EPC Results

Current Energy Efficiency Rating - D (65)

Potential Energy Efficiency Rating - C (78)



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

