



Lytham
Estate Agents

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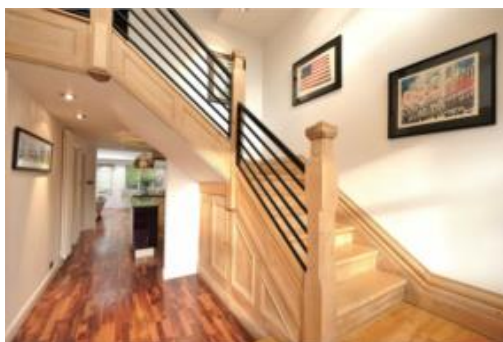
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7 South Westby Street, Lytham, FY8 5JE

£429,950

This Unique Linked Detached Three Bedroom House Situated In The Heart Of Lytham Town Center & Easy Reach Of Lytham's Vibrant Shops, Restaurants & Bars. A Modern Designed House Making An Ideal Holiday/ Family Home. Modern Breakfast Kitchen, Open Plan Lounge, WC, Three Double Bedrooms Master With En-Suite. Family Bathroom, Integral Garage. Off Street Parking. Gas Central Heated. Small Patio Garden To Rear. Offered With No Forward Chain.



Entrance Hall

Wooden exterior front door and UPVC double glazed windows. Solid wood turned staircase leading to the first floor. Useful under stairs storage cupboard. Spot lighting, wood flooring and contemporary vertical radiator. Opening to:

Open Plan Living Dining Kitchen

Kitchen Area



Range of fitted wall and base units with contrasting island unit, incorporating granite work surfaces, breakfast bar and undermount stainless steel sink and mixer tap. Integrated Caple appliances, including: oven, grill, microwave, fridge freezer, dishwasher and four ring induction hob with illuminated extractor above. Spot lighting, wood flooring, low hanging contemporary lights and additional lighting under wall units. Doors leading to Garage/Study and WC. Open plan to:

Living Dining Area



Timber framed French doors and windows to the rear, leading out to the rear courtyard. UPVC double glazed sky lantern to ceiling. Feature curved obscure glass block wall. Fireplace with wooden surround, granite hearth and inset gas fire. Radiator, spot lighting, TV aerial point and telephone point.

WC

Two piece white suite, comprising: vanity unit with inset wash hand basin and twin chrome taps; and WC with push button flush. Tiled flooring and splash back, wall mounted mirror with light, spot lighting, extractor fan and opaque windows to the side.

Garage/Study/Snug



This room is currently converted for use as a study/snug, however it still has the remote controlled garage door in place externally, therefore it could easily be converted back to a garage. UPVC window to the front and obscure window to the rear. Ceiling light, TV aerial point and fitted shelf with space and plumbing below for washing machine.

First Floor Landing

Aforementioned staircase from the ground floor. Further staircase leading to the second floor landing. UPVC double glazed windows to the front. Spot lighting. Doors leading to the following rooms:

Master Bedroom

UPVC double glazed bay window to the front with wood windowsill leading into a part wood panelled wall. Fitted wooden unit incorporating radiator cover and TV cabinet with TV aerial point. Spot lighting and telephone point. Glazed double doors leading to:

En-Suite



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Velux skylight windows. Three piece white suite, comprising: step-in shower enclosure with glass screen and sliding door, wall mounted chrome controls and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Range of open storage shelving and hanging rails. Spot lighting, extractor fan, chrome ladder style towel radiator, part tiled walls and decorative tiled flooring.

Bedroom Two



UPVC double glazed windows to the side. Radiator, TV aerial point, spot lighting and useful under stairs storage cupboard.

Second Floor Landing

Velux skylight window. Spot lighting. Doors to the following rooms:

Bedroom Three



Velux skylight windows with integral blinds. Feature beams, radiator, spot lighting and eaves storage.

Store Room

Useful storage room with Velux skylight window, strip lighting and Worcester Bosch boiler.

Family Bathroom



Feature round part opaque window to the front. Four piece white suite, comprising: freestanding roll top bath, wall mounted chrome mixer tap and handheld shower attachment; pedestal wash hand basin with twin chrome taps; bidet with chrome mixer tap; and WC with push button flush. Tiled flooring and part tiled walls, wall mounted mirrored vanity cabinet, spot lighting, radiator and extractor fan.

External

To the front, there is a small paved patio garden leading to the front door. Single parking space and access to the integral single garage (if converted back).

To the rear, a paved patio garden benefits from having the sun for most of the day. Raised planted borders, fenced for privacy, external lighting and water tap.

Additional Information

Tenure -

Council Tax Band -

EPC Results

Current Energy Efficiency Rating - D (57)

Potential Energy Efficiency Rating - C (70)

Current Environmental Impact Rating - E (49)

Potential Environmental Impact Rating - D (61)

Disclaimer:

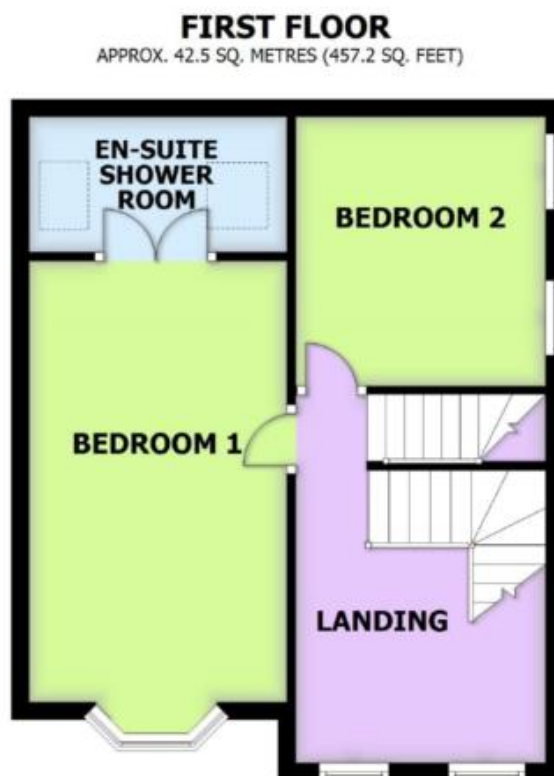
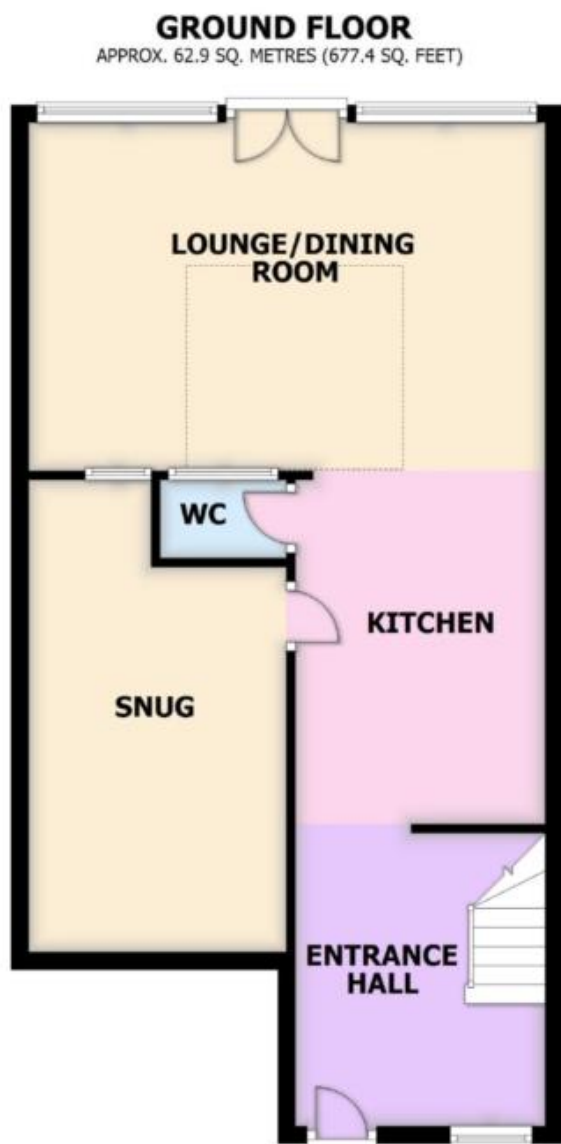
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Floor Plans



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