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6 Gregson Street, Lytham, FY8 5NU

£550,000

This Delightful Three Bedroom Detached Coach House is Located In One Of Lytham's Sought After Locations, With Its Fabulous Amenities, Seafront And The Famous Lytham Green Just A Stone's Throw Away. Property Comprises: Spacious Lounge, Breakfast Kitchen, Dining Room, Utility Room & WC To The Ground Floor. Master Bedroom With En Suite, Two Further Bedrooms & Family Bathroom To The First Floor. Integral Single Garage & Gardens To The Side & Rear.



Entrance Hall

Wooden exterior door to the front with obscure glazed panel. UPVC double glazed window and further feature obscure glass block window to the side. Antique style radiator, ceiling lights, fitted storage cupboards and staircase leading to the first floor. Door to integral garage. Further doors to the following rooms:

WC

Two piece white suite, comprising: pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Spot lighting.

Lounge



Fantastic large lounge with UPVC double glazed windows and sliding patio doors to the side and rear. Feature fireplace with inset gas fire. TV aerial point, wall lights, fitted shelves and radiators with decorative covers. Opening to:

Inner Hall

UPVC double glazed door to the front and window to the rear. Further stained glass window to the front. Ceiling light and radiator. Doors leading to the following rooms:

Utility Room

UPVC double glazed window to the front. Fitted units with laminate work surface and inset single bowl sink and drainer with chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Ceiling light, radiator and tiled walls and flooring.

Kitchen



UPVC double glazed window to one side and double glazed sliding patio doors to the other side. Further stained glass window to the side. Range of fitted wall and base units incorporating solid wood work surfaces and inset Franke 1 ½ bowl stainless steel sink and drainer with mixer tap. Integrated appliances include: Neff double oven/grill and microwave, Neff four ring induction hob with Elica illuminated extractor above, Hotpoint dishwasher and Hotpoint fridge freezer. Spot lighting, TV aerial point, radiator and tiled flooring and splash backs. Door to:

Dining Room



UPVC double glazed bay window to the side, overlooking the rear garden. Coving, wall lights and radiator with decorative cover.

First Floor Landing

Skylight window, ceiling lights and radiator with decorative cover. Doors leading to the following rooms:

Master Bedroom



UPVC double glazed French doors to the side. Range of fitted wardrobes. Wall light, ceiling light and radiator. Sliding door to:

Bedroom Three



UPVC double glazed French doors to the side and window to the rear. Range of fitted wardrobes. Ceiling light, radiator and TV aerial point.

En Suite



UPVC double glazed obscure window to the side. Three piece white suite, comprising: step-in shower enclosure with bi-folding door, wall mounted Mira electric shower unit and handheld shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Tiled walls, spot lighting, chrome ladder style towel radiator and wall mounted mirror with light.

Family Bathroom



UPVC double glazed obscure window to the side. Three piece white suite, comprising: panelled bath with central chrome mixer tap and handheld shower attachment; wash hand basin set into tiled surround with chrome mixer tap; and WC. Tiled walls, vinyl flooring, shaver points, spot lighting, chrome ladder style towel radiator and wall mounted illuminated mirror.

Bedroom Two



Large UPVC double glazed window to the front and smaller window to the side, affording plenty of natural light. Range of fitted wardrobes. Ceiling light, TV aerial point, telephone point and radiator with decorative cover.

Garage

Integral single garage with electric up and over door to the front. Personal access door from the Entrance Hall. Wall mounted boiler, storage shelving and power sockets.

External

The property benefits from a small paved courtyard to the side with gated access to the front of the property, as well as a larger garden to the rear. The rear garden is, again, mostly paved with a variety of bordering plants, trees and shrubbery.

Additional Information

Tenure -
Council Tax Band -

EPC Results

Current Energy Efficiency Rating - E (46)
Potential Energy Efficiency Rating - C (79)

Floor Plans



Ground Floor
Area: 92.1 m² ... 991 ft²
Total Area: 157.0 m² ... 1690 ft²



First Floor
Area: 64.9 m² ... 699 ft²

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.