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1 Hampstead Close, Lytham, FY8 4RX

£535,000

This Beautiful Four Bedroom Detached Bungalow Is Situated On A Corner Plot In A Very Sought After Location, The Property Has Been recently Upgraded to a Very High Standard. Briefly Comprising: Lounge, Stunning Extended Dining Kitchen With Bi-Fold Doors Opening onto the garden. The Main Bedroom Boasts A Dressing Room & En-Suite Bathroom, Luxurious Main Bathroom, & Three Further Double Bedrooms. Gardens To The Front & Rear. Off Street Parking & Small garage. Gas Central Heating & Dbl Glazing throughout.



Entrance

Accessed via door with obscured windows opening to entrance hallway.

Hallway

Ceiling lights, spot lighting and radiator. Door to useful storage cupboard with space for tumble dryer and further doors leading to:

Lounge



UPVC double glazed windows to front. Feature fireplace with inset Drew gas fire. Spot lighting and radiator.

Open Plan Dining Kitchen



UPVC double glazed window to side, double glazed bi-folding doors opening to garden and double glazed sky lantern. Range of fitted wall and base units with quartz work surface incorporating 1 ½ stainless steel sink and drainer unit with chrome mixer tap. Integrated appliances include; four ring induction hob with extractor above, double oven/grill, fridge freezer, dishwasher and washing machine. Spot lighting, pendant ceiling lights, radiator and tiled flooring. Door to:

Master Bedroom



UPVC double glazed window to rear. Ceiling light, radiator. Open plan to walk in wardrobe area with fitted wardrobes. Double glazed Velux window. Door to;

En Suite



UPVC double glazed window to side. Three piece suite comprising; WC with push button flush, wall mounted vanity unit with inset wash hand basin and chrome mixer tap, step in shower enclosure with glass screen and wall mounted chrome shower controls. Tiled floor and part tiled walls, extractor and spot lighting.

Bathroom



UPVC double glazed window to rear. Three piece suite comprising; WC with push button flush, vanity unit with inset wash hand basin and chrome mixer tap, free standing bath with chrome mixer tap and hand held shower attachment. Ladder style towel radiator. Tiled walls, spot lighting and extractor.

Bedroom Four



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

Bedroom Three



UPVC double glazed windows to front and side. Ceiling light, radiator.

Bedroom Two



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

External



To the front there is a paved driveway providing off road parking for multiple cars and a lawned area. Access to integral garage.

To the rear there is a paved patio area, large lawned area, Summer house, and pergola. Bordering plants, trees and shrubs. External lighting and water tap. Side gate access to front.

Garage

Electric up and over door. Power and lighting.

Additional Information

Tenure -

Council Tax Band -

EPC Results

Current Energy Efficiency Rating - D (60)

Potential Energy Efficiency Rating - B (81)

Current Environmental Impact Rating - D (56)

Potential Environmental Impact Rating - C (80)

Floor Plans



Total Area: 146.3 m² ... 1575 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.