

# 24 Seville Court, Lytham, FY8 5RG

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£295,000

**Residential Property Specification** 

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Lytham Estate Agents 2a Clifton Square Lytham Lancashire FY8 5JP *Tel* 01253 796996 *E-mail* info@lythamestateagents.co.uk

www.lythamestateagents.co.uk

#### Entrance

Door opening to entrance hallway. Double glazed window to side. Stairs leading to first floor. Ceiling light, radiator.

## **First Floor Hallway**

Ceiling light, radiator. Usefully storage area perfect for cloaks room. Doors leading to;

#### Lounge

UPVC double glazed window to rear and double doors opening to Juliette balcony overlooking the gardens and views of the Sea. Ceiling lights, radiators, TV aerial point, sockets with USB charging port. Open plan to;

## **Kitchen**

UPVC double glazed window to rear. Range of fitted white gloss wall and base units with under cabinet lighting and contrasting concrete effect laminate work surface incorporating inset 1 <sup>1</sup>/<sub>2</sub> sink and drainer with chrome mixer tap. Integrated appliances include, four ring gas hob with illuminated extractor above, oven/grill, microwave, fridge, freezer, dishwasher, washer dryer. Cupboard housing Ideal combi boiler. Laminate flooring, tiled splashback, spot lighting.

## **Bedroom Two**

UPVC full length double glazed window to front. Ceiling light, radiator. Loft access.

# **Master Bedroom**

Two UPVC double glazed windows to front. Ceiling light, radiator. Door to;

## **En-suite**

Three piece suite comprising, WC with push button flush, pedestal wash hand basin with chrome mixer tap and tiled splash back, step in shower enclosure with glass sliding door and wall mounted shower controls with hand held shower attachment on riser rail. Laminate flooring, spot lighting. Extractor, ladder style towel radiator.

#### **Bathroom**

Two UPVC double glazed windows to side. Three piece suite comprising, WC with push button flush, pedestal wash hand basin with chrome mixer tap and tiled splash back, panelled bath with glass shower screen and wall mounted shower controls with hand held shower attachment on riser rail. Laminate flooring, spot lighting. Extractor, ladder style towel radiator.

## **Additional Information**

Tenure - Leasehold Council Tax Band -



First Floor rea: 93.1 m<sup>2</sup> ... 1002 ft

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 thr sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.