



1 Molyneux House, Fairlawn Road, Lytham, FY8 5QR

£575,000

This Impressive Four Bedroom Duplex Apartment Is Ideally Located In A Much Sought After Development On Fairlawn Road Lytham. Just A Stones Throw Away From Lytham Popular Green And Wonderful New Promenade & Sea Front. The Property Offers Modern Spacious Accommodation Over The Ground And First Floor, Briefly Comprising: Large Lounge With Balcony, Separate Study, WC, Open Plan Dining Kitchen, Master Bedroom With Terrace And En-Suite, Further Double Bedroom With En-Suite, Two Additional Bedrooms, Family Bathroom And Parking Space In The Secure Underground Garage. Viewing Essential To Fully Appreciate.



Ground Floor Entrance Hallway

Staircase leading to the first floor. Useful storage cupboard and cupboard housing hot water cylinder. Ceiling light and radiator. Doors leading to the following rooms:

Master Bedroom



Double glazed obscure window to side. Double glazed sliding door to Terrace.
Ceiling light and radiator. Door to En-Suite.

Terrace

Glass balustrade with access to communal gardens, decked area and lighting.

En-Suite



Double glazed window to side. Three piece suite, comprising: step-in shower enclosure with glass sliding door, wall mounted controls and hand held shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, ladder style towel radiator, wall mounted mirrored vanity cabinet with lighting, extractor fan and spot lighting.

Bedroom Two



Double glazed window to rear. Ceiling light and radiator.
Door to:

En-Suite



Three piece suite, comprising: step-in shower enclosure with glass sliding door, wall mounted controls and hand held shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, ladder style towel radiator, shelving with lighting, extractor fan and spot lighting.

Bedroom Three



Double glazed window to front and door opening to ground floor balcony. Ceiling light and radiator.

Bedroom Four



Double glazed window to rear. Ceiling light and radiator.

Bathroom



Four piece suite, comprising: panelled bath with glass shower screen, chrome mixer tap and hand held shower attachment on riser rail; step-in shower with glass sliding door, wall mounted controls and hand held shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, ladder style towel radiator, wall mounted mirror with shelf, extractor fan and spot lighting.

First Floor Landing

Aforementioned staircase from the ground floor. Ceiling light. Doors leading to the following rooms:

Dining Kitchen



Double glazed window to rear. Range of Stuart Frazer fitted wall and base units, incorporating display cabinets with lighting, frosted glass breakfast bar area with matching dining table, contrasting work surfaces and inset stainless steel single bowl sink and drainer with chrome mixer tap. Integrated Neff appliances include: five ring gas hob with extractor above, microwave, oven/grill, dishwasher and fridge freezer. Tiled splash backs, spot lighting, radiator, and cupboard housing boiler.

Lounge



Double glazed obscure windows to side and front. Sliding doors opening to first floor terrace. Spot lighting, radiator, and feature glass block wall. Door leading to:

Study/Guest Bedroom



Ceiling light, radiator, and coving. Door to:

WC

Two piece suite, comprising: pedestal wash hand basin with chrome mixer tap, and WC with push button flush. Part tiled walls, spot lighting, extractor fan and ladder style towel radiator.

Additional Information

The property benefits from a parking space in the secure underground garage

All furniture available by further negotiation.

Tenure -

Management Charges -

Ground Rent -

Council Tax Band -

EPC Results

Current Energy Efficiency Rating - B (84)

Potential Energy Efficiency Rating - B (84)

Floor Plans



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.