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5 Millers Close, Cypress Point, FY8 4UJ

£247,950

This Four Bedroom Tennessee Style Mews House Is Located On The Popular Cypress Point Development Within Easy Reach Of Both Lytham And St Annes Town Centres. The Property Offers Spacious Accommodation, Briefly Comprising: Lounge, Dining Room, Breakfast Kitchen, Ground Floor WC, Master Bedroom With En-Suite, Three Further Bedrooms, Family Bathroom, Attractive Rear Garden And Detached Single Garage. Gas Central Heating And Double Glazing Throughout.



Entrance Hallway

UPVC double glazed external door to the front. Laminate flooring, coving, ceiling light, staircase leading to the first floor and under stairs storage cupboard. Doors leading to:

WC

UPVC double glazed obscure window to the front. Two piece white suite, comprising: pedestal wash hand basin with twin chrome taps; and WC with push button flush. Laminate flooring, radiator, tiled splash backs, wall mounted mirror and ceiling light.

Lounge



UPVC double glazed windows to the front. Coving, laminate flooring, radiators, ceiling light, TV aerial point, telephone point and wall mounted gas fire.

Breakfast Kitchen



UPVC double glazed French doors and window to the rear. Range of fitted wall and base units incorporating laminate work surfaces and inset 1 ½ bowl sink and drainer with chrome mixer tap. Integrated AEG appliances include: double oven/grill, four ring gas hob and illuminated extractor above. Space and plumbing for washing machine and dishwasher. Further space for freestanding fridge freezer. Tiled splash backs, laminate flooring, spot lighting and wall mounted Vaillant boiler.

Dining Room



UPVC double glazed French doors to the rear. Coving, ceiling light and contemporary radiator.

First Floor Landing

Aforementioned staircase from the ground floor. Ceiling light, storage cupboard housing hot water cylinder and loft access hatch leading to part boarded loft space. Doors to:

Master Bedroom



UPVC double glazed window to the front. Coving, ceiling light and radiator. Door to:

En-Suite



Three piece white suite, comprising: step-in shower enclosure with wall mounted chrome controls, handheld shower attachment on riser rail and decorative glass screen door; wall mounted vanity unit with inset wash hand basin and twin chrome taps; and WC with push button flush. Part tiled walls, vinyl flooring, ceiling light, extractor fan, radiator and wall mounted mirror incorporating lighting and shaver point.

Bedroom Two



UPVC double glazed window to the rear. Ceiling light and radiator.

Bedroom Three



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

Bedroom Four



UPVC double glazed window to the rear. Ceiling light, radiator and wall mounted shelf.

Bathroom



Three piece white suite, comprising: panelled bath with chrome mixer tap, handheld shower attachment on riser rail and bi-folding shower screen; vanity unit with inset wash hand basin and twin chrome taps; and WC with push button flush. Wall mounted mirror incorporating lighting and shaver point, part tiled walls, vinyl flooring, ceiling light and extractor fan.

Garage

Up and over garage door to the rear. Power and lighting.

External



To the front, there is a small garden with paved path, stone chipped area and bordering shrubbery. A wooden gate gives access round the side to the rear garden.

To the rear, the garden has been landscaped to include a paved patio area, lawned area, well stocked bordering plants and shrubs and a path giving access to the rear of the property.

Additional Information

Tenure - Leasehold for remainder of 999 year lease

Ground Rent - Approximately £140 per annum

Service Charge - £393.87 per annum

Council Tax Band - D

EPC Results

Current Energy Efficiency Rating - ()

Potential Energy Efficiency Rating - ()

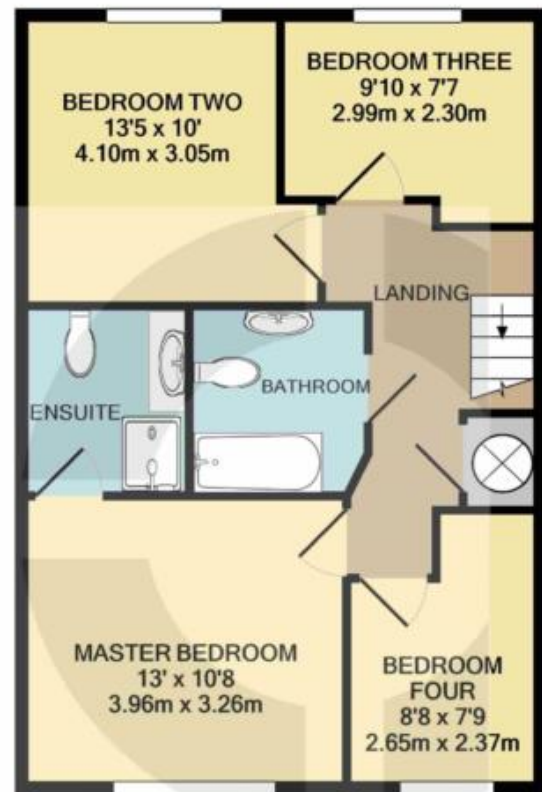
Current Environmental Impact Rating - ()

Potential Environmental Impact Rating - ()

Floor Plans



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.