



**Lytham**  
Estate Agents

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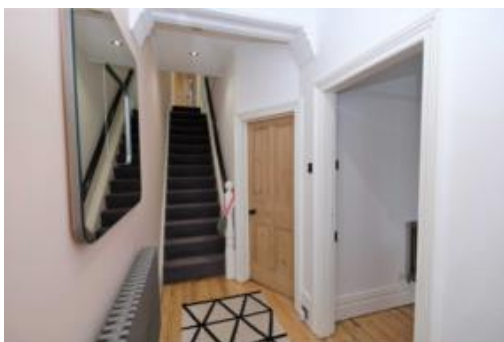
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**56 Warton Street, Lytham, FY8 5HA**

**£450,000**

*Beautiful Property Which Is Tastefully Appointed Throughout, This Four Bedroom Terraced Property Is Situated In The Heart Of Lytham Within Easy Reach Of The Town Centre & The Sea Front. Property Comprises: Lounge, Second Reception Room & Modern Bespoke Open Plan Living Dining Kitchen To The Ground Floor. Master Bedroom With Newly Fitted En Suite, Two Further Bedrooms & Family bathroom To The First Floor. Bedroom Four To The Second Floor. South Facing Rear Garden & Parking To The Rear. Early Viewing Highly Recommended.*





### Entrance Porch

Wooden outer door with glass panel above. Original stripped floor boards, inset ceiling lights and wooden door with glass panels to:

### Hallway

Staircase leading to first floor. Original stripped wooden floor boards. Inset ceiling lights and old fashioned style radiator. Doors leading to:

### Lounge 15' x 11'3" (4.57m x 3.43m)



Double glazed bay window to the front with wooden shutters. Original stripped wooden floor boards, high level skirting boards and old fashioned radiator. Brick built open fireplace.

### Sitting Room 13'2" x 12'8" (4.01m x 3.86m)



Double glazed window to the rear. Old fashioned radiator, original stripped wooden floor boards and inset lighting. Inset log burner and shelving to the alcove. Door to:

### Kitchen Living Diner 28'6" x 9'10" (8.69m x 3.00m)



### Kitchen Area



Double glazed window to the side with fitted wooden shutters. Bespoke fitted kitchen with a wide range of wall and base units and Quartz work surfaces incorporating copper sink with matching mixer tap. Cupboard housing Main combi boiler. Integrated fridge freezer, integrated Hotpoint dishwasher and integrated Hoover washer dryer. Two fitted Siemens ovens and built in induction hob with extractor above. Matching breakfast bar area. Door to useful large downstairs storage cupboard. Fully tiled floor with under floor heating and inset ceiling lights. Open plan to:

### Dining Area



Double glazed double doors leading to the rear garden and double glazed window to the side with fitted wooden shutters. Space for table and chairs, TV aerial point, vertical radiator and fully tiled floor with under floor heating.



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### First Floor Landing

Approached via the aforementioned staircase and further staircase leading to the second floor. Inset ceiling lights and doors leading to:

#### Master Bedroom 14'4" x 8'8" (4.37m x 2.64m)



Double glazed window to the rear. Old fashioned style radiator, feature fireplace and TV point. Door to:

#### En Suite



Double glazed obscure window to the side. Walk in wet room shower enclosure with overhead rainfall shower head and separate hand held shower attachment on riser rail. Wash hand basin set on drawers and WC with concealed flush. Fully tiled floor with underfloor heating, part tiled walls and inset ceiling lights.

#### Bedroom Two 13'3" x 8'8" (4.04m x 2.64m)



Double glazed window to the front. Old fashioned style radiator and feature fireplace.

### Bedroom Three



Double glazed window to the front. Old fashioned style radiator. Wide range of fitted wardrobes and drawers incorporating hanging rails, shelves and drawers.

### Bathroom



Obscure double glazed window to the side. Four piece suite comprising: Walk in shower enclosure with wall mounted mains shower attachment and glass shower screen, panelled bath with mixer tap, pedestal wash hand basin and low level flush WC. Part tiled walls and fully tiled floor. Chrome heated towel rail.

### Second Floor Landing

Approached via the aforementioned staircase. Door to:

#### Bedroom Four



Three velux windows, radiator and door leading to eaves storage.



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### External

To the front - Accessed via a wrought iron gate leading to the front of the property. Paved front garden with well established shrubs.

To the rear - South facing rear garden with large Indian stone patio and small lawned area. Roller shutter door providing off road parking.

### Additional Information

Tenure -

Council tax band -

### EPC Results

Current Energy Efficiency Rating - D (57)

Potential Energy Efficiency Rating - C (70)

Current Environmental Impact Rating - E (31)

Potential Environmental Impact Rating - D (64)

### 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.



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