



77 Westby Street, Lytham, FY8 5JF

Guide price £359,950

This Delightful Three Bedroom Terraced Cottage Is Ideally Located In The Heart Of Lytham, Just A Stone's Throw Away From The Many Popular Shops, Restaurants And Green. The Property Has Recently Been Fully Refurbished, Briefly Comprising: Large Living Dining Room, Ground Floor WC, Breakfast Kitchen, Three Bedrooms, Fantastic Family Bathroom And Low Maintenance Gardens.



Entrance Vestibule

UPVC double glazed obscure door to the side and UPVC double glazed leaded window to the front. Tiled flooring, ceiling light and fitted cupboards. Obscure part glazed door to:

Open Plan Living Dining Room



UPVC double glazed leaded window to the front. Staircase leading to the first floor. Ceiling lights, radiators, laminate flooring, TV aerial point and recess with stone hearth providing space for freestanding electric fire or with an potential for log burner (chimney flue already in place). Opening to Breakfast Kitchen. Door to:

Cloakroom/WC

Combined WC and wash hand basin unit with push button flush and chrome mixer tap. Extractor fan, laminate flooring, spot lighting, chrome ladder style towel radiator and coat hooks.

Breakfast Kitchen



UPVC double glazed window and French doors to the rear. Velux skylight window. Range of fitted wall and base units incorporating textured laminate work surface and inset single bowl sink and drainer with chrome mixer tap. Integrated Lamona appliances include: fridge freezer, slimline dishwasher, oven/grill, microwave, four ring electric hob and washing machine. Tiled flooring and splash backs, contemporary vertical radiator, part wood panelled wall, spot lighting, cupboard housing Baxi boiler, lighting under wall units and space for table and chairs.

First Floor Landing

Aforementioned staircase from the ground floor. Ceiling light, radiator and loft access hatch with pull down ladder leading to a part boarded loft space. Doors leading to the following rooms:

Bedroom One



UPVC double glazed leaded window to the front. Picture rail, ceiling light, radiator and telephone point.

Bedroom Two



UPVC double glazed leaded window to the front. Ceiling light, picture rail and radiator.

Bedroom Three



UPVC double glazed window to the rear. Ceiling light, picture rail, radiator and decorative painted original fireplace.

Family Bathroom



UPVC double glazed obscure window to the rear. Four piece white suite, comprising: freestanding oval bath with freestanding tall chrome mixer tap and handheld shower attachment; step-in shower enclosure with glass screen doors, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Wood effect vinyl flooring, part wood panelled walls, part tiled walls, chrome ladder style towel radiator, spot lighting and extractor fan.

Additional Information

Tenure -

Council Tax Band - D

External



To the front, a low maintenance garden leads to the front door, with bordering plants and shrubs to the perimeter. To the rear, the garden is also low maintenance with a small planted area to one side, brick built outbuildings, wooden shed and a wooden gate to the rear giving access to the rear service road.

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.

Floor Plans