



3 Myra Road, Fairhaven FY8 1EB

£345,000

This Spacious Four Bedroom Semi-Detached Period Family Home Is Set In A Sought After Location Within Walking Distance To Fairhaven Lake. The Property Briefly Comprises: Reception Hallway, Two Spacious Reception Rooms, Kitchen, WC, Conservatory, Four Double Bedrooms, Family Bathroom, Separate WC, Off Street Parking, Garage And Lovely Rear Garden. NO FORWARD CHAIN.



Ground Floor Entrance Vestibule 5'4" x 3'1" (1.63m x 0.94m)

Approached by part opaque glazed double doors with feature glazed light positioned above. Coving, Dado rail.

Entrance Hall

Approached by a period part opaque glazed inner door with opaque glazed windows positioned to either side and above. Period staircase with side banister rail which leads up to the First Floor. An under stairs storage cupboard which houses the gas and electric meters. Coving, radiator. Telephone point. Cherry wood effect laminate floor.

Lounge 14'5" Into Bay x 13'11" (4.39m Into Bay x 4.24m)



Feature pine fireplace with tile back and electric fire. UPVC double glazed bay window with opening lights overlooking the front of the property. Coving. Picture rail. Radiator. Television point. Satellite TV point. A door which leads to the Ground Floor Shower/WC. Feature stripped and stained floorboards.

Dining Room 15'4" Into Bay x 12'11" (4.67m Into Bay x 3.94m)



Feature oak fireplace with part polished cast-iron back, tile side panels and electric fire set upon a granite hearth. UPVC double glazed bay with windows positioned to either side. UPVC from double glazed patio doors lead to into the Conservatory. Coving. Radiator. Television point. Feature stripped and stained floorboards.

Conservatory 9'10" x 7'8" (3.00m x 2.34m)



UPVC framed with pitched polycarbonate roof and has double glazed windows with opening lights and stained-glass upper lights overlooking the rear garden. UPVC double glazed outer door which leads to/from the rear garden. Ceramic tile floor.

Kitchen 23'8" Max x 12'10" Max (7.21m Max x 3.91m Max)



UPVC double glazed window with opening light overlooking the rear garden. UPVC double glazed bay window with opening lights overlooking the side. Further UPVC double glazed window overlooking the side. A part leaded double glazed outer oak door leads to/from the side driveway. Range of wall and base units in oak with laminated work surface incorporate a single stainless steel sink and drainer unit with chrome mixer tap. Part tiled walls. Appliances include; Lamona stainless steel electric multi-function double oven, Lamona stainless steel five burner gas hob with illuminated extractor positioned above. Space and plumbing for a washing machine and American-style fridge freezer. Radiator. Worcester condensing combination gas-fired central heating boiler. A built-in period double storage cupboard. Ceramic tile floor in the Kitchen area.

Ground Floor Shower/WC 8'2" Max x 7'1" Max (2.49m Max x 2.16m Max)

Three-piece white suite which comprises: step in shower enclosure with chrome thermostatic shower valve with rainfall style shower head, close coupled WC, wall mounted wash hand basin with chrome mixer tap and tile splash back. LED spot down lighting. Part tiled walls. Extractor fan. Chrome towel radiator. Ceramic tile floor.

First Floor Landing

Approached via the previously described staircase which lead to a galleried style landing are with rooms leading off. Glazed skylight. Coving. Radiator.

Bedroom One



UPVC double glazed bay window with opening lights overlooking the front of the property. To one wall there are built in wardrobes with hanging rails and shelves. A vanity wash hand basin with twin chrome taps and pine effect cupboards beneath. Coving. Wall light point. Radiator. Telephone point. Satellite TV point. Cherry wood effect laminate floor.

Bedroom Two 12'2" x 10'10" (3.71m x 3.30m)



UPVC double glazed window with opening lights overlooking the rear garden. Coving. Radiator. Television point. Feature stripped and stained floorboards.

Bedroom Three 12'2" x 8'11" (3.71m x 2.72m)



UPVC double glazed window with opening light overlooking the rear garden. Coving. Radiator.

Bedroom Four 10'7" x 6'11" (3.23m x 2.11m)



UPVC part Georgian style double glazed outer door which leads to the westerly facing balcony, with period wooden balustrade, overlooking the front of the property. UPVC Georgian style double glazed window with opening light overlooking the side. Coving. Television point. Radiator. Feature stripped and stained floorboards.

Bathroom - 8'6" Max x 6'8" Max (-2.59m Max x 2.03m Max)



Three-piece white suite, comprising: panelled bath with central chrome mixer tap; step-in shower enclosure with wall mounted chrome controls; pedestal wash hand basin with chrome mixer tap. Opaque double glazed window with opening light overlooking the side of the property. Part tiled walls, spot lighting, chrome towel radiator and tiled floor.

Separate WC 5'5" x 2'10" (1.65m x 0.86m)
WC with push button flush. Part tiled walls. Opaque double glazed window with opening light overlooking the side of the property. Loft access hatch. Halogen spot down lighting. Ceramic tiled floor.

Outside



To the front of the property the garden has been laid too lawn with feature flowerbeds comprises plants, bushes and shrubs. A shared driveway leads down the side of the property providing vehicular access to the single Garage which passes with the property and off road parking. A wooden gate leads through to the rear garden. To the rear of the property the garden has been laid to lawn with feature flowerbeds and borders hosting a variety of plants, bushes and shrubs. A wooden shed which is included in the purchase price. Paved patio area. Outside lighting.

Single Garage 15'1" x 8'0" (4.60m x 2.44m)
Vehicular accessed via part opaque glazed double doors from the previously described shared driveway. Side personal door. Loft storage.

Additional Information

Tenure - Leasehold
Council Tax Band - E

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

