



26 Longacre Place, Lytham, FY8 4PN



 **Lytham**
Estate Agents

£195,000

Residential Property Specification

 OnTheMarket.com

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Entrance

Side entrance with apex rain canopy including down-lighter and UPVC door with stained glass leaded inserts to:

Entrance Hall

Built in meter cupboard and radiator. Doors to the following rooms:

Lounge

UPVC double glazed window to the front. Stone fireplace and hearth, wall light points, TV aerial point and radiator

Kitchen

UPVC double glazed window to the rear. UPVC obscure double glazed exterior door to the side. Fitted wall and base units with gloss laminate work-surfaces. Inset stainless steel sink and drainer with mixer tap. Plumbing and space for automatic washing machine, gas cooker point, brushed steel chimney style illuminated cooker hood, ceramic tiled splash-backs, vinyl flooring and radiator. Wall mounted gas central heating boiler

Bedroom One

UPVC double glazed sliding patio doors to the conservatory. Floor to ceiling fitted wardrobes with mirrored inserts, knee hole dressing table, drawers and radiator. Built in airing cupboard housing hot water cylinder

Conservatory

Brick built base and UPVC double glazed construction with double opening French

doors to the rear garden. Wall light points, wood floor and radiator

Bedroom Two

UPVC double glazed window to the front. Built in wardrobe and cupboard and radiator

Shower Room

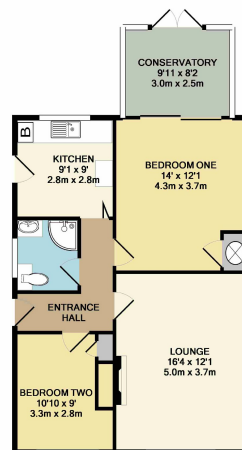
UPVC double glazed obscure window to the side. Three piece suite comprising:- quadrant shower enclosure with sliding glass doors, PVC splash-back, electric shower with riser rail and shower attachment. Ceramic washbasin with mixer tap mounted onto vanity unit and low level concealed WC with dual push button flush. Fully ceramic tiled walls, vinyl flooring, PVC panelled ceiling with inset down-lighters, loft hatch and ladder style heated towel rail in chrome

Garage

Brick built garage with up and over door to the front and two casement windows to the side. Power sockets and lighting

Exterior

Open landscaped front garden with paved entrance path, decorative stone area and evergreen plants and shrubs. Concrete driveway to the side leading to the rear garage with a timber security gate opening to a private fenced rear garden. With laid to lawn, paved patio, well established trees, plants and shrubs and well stocked flower borders



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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