



24 Pintail Way, Lytham St.Annes,

Guide price £439,950

A Superb Modern Detached Family House Situated On This Popular Executive Development Between Lytham & St.Annes. The House Is Located In An Ideal Cul-De-Sac & Offers Spacious Accommodation, Comprising: Entrance Hallway, Lounge, Open Plan Living Dining Room, Breakfast Kitchen, Conservatory, Study, Cloaks/WC, Four Bedrooms, Master En Suite, Family Bathroom, Double Garage, Ample Off Street Parking And Lovely Private Landscaped Rear Garden.



External Entrance Porch

Open canopied porch with two column supports. External door leading to:

Entrance Hall 4.80m x 3.45m (15'9" x 11'4")

Two double glazed windows to the front. Central staircase with white spindled balustrade leading to the first floor. Under stairs storage cupboard, wood laminate floor, coving and spot lighting.

Study 3.45m x 3.10m (11'4" x 10'2")



Two double glazed windows to the front. Range of fitted furniture incorporating cupboards, drawers and side computer desk, with spot lighting. Wood laminate floor, radiators, coving and spot lighting.

Ground Floor WC 1.93m x 0.91m (6'4" x 3'0")

Two-piece suite comprising: pedestal wash hand basin with chrome mixer tap and WC. Chrome ladder style towel radiator, marble fully tiled walls and flooring, coving, ceiling lights and extractor fan.

Lounge 4.83m x 3.66m (15'10" x 12'0")



Three matching double glazed windows to the front and side. Granite fireplace with matching mantle and hearth and inset log effect electric fire. Wood laminate floor, radiators, coving, spot lighting and ceiling and wall lights.

Dining Kitchen 7.26m x 3.66m (23'10" x 12'0")

Double glazed window to the rear. Range of white wood wall and base units incorporating granite work surfaces, matching breakfast bar and inset porcelain 1 ½ bowl sink and drainer with chrome mixer tap. Built in Kenwood appliances, including: automatic fan assisted electric oven and hob, microwave oven, four ring gas hob and illuminated extractor above. Built in LG Express Cool turbo fridge and freezer. Part tiled walls and feature floor tiles, coving, ceiling light, spot lighting and radiator.

Utility Porch 2.64m x 1.60m (8'8" x 5'3")

UPVC obscure double glazed outer door. Range of wall and base units with laminate work surface and inset single bowl stainless steel sink and drainer with splash back tiling. Space and plumbing for washing machine. Wall mounted Potterton gas central heating boiler, tiled flooring, radiator, spot lighting and extractor fan.

Family Snug 3.43m x 3.00m (11'3" x 9'10")



Two double glazed windows to the rear and side. Tiled flooring, coving and spot lighting.

Conservatory 3.96m x 3.35m (13'0" x 11'0")



Double glazed windows and insulated pitched ceiling. Double opening doors to the rear. Radiators and wood laminate floor.

Landing 5.08m x 2.84m (16'8" x 9'4")

Double glazed window to the front. Central landing with matching white spindled balustrades. Radiator, coving, spot lighting and loft access hatch. Doors leading to the following rooms:

Master Bedroom Suite 4.72m x 4.57m (15'6" x 15'0")



Two double glazed windows to the front. Range of fitted wardrobes with double doors. Radiators, coving and ceiling lights.

Bedroom Two 3.86m x 3.05m (12'8" x 10'0")



Obscure double glazed outer window. Five piece white suite comprises: Freestanding roll topped bath with chrome mixer tap and handheld shower attachment; step in shower enclosure with a plumbed shower and fixed screen; two vanity wash hand basins with chrome mixer taps and cupboards beneath; and WC. Chrome ladder style towel radiator, provision for wall mounted television, fully tiled walls and flooring, coving, extractor fan, ceiling light and spot lighting.

Bedroom Three 3.48m x 3.35m (11'5" x 11'0")



Two double glazed windows to the front. Range of fitted wardrobes to one wall with double doors. Provision for wall mounted television, coving and ceiling lights.

Bedroom Four 2.82m x 2.49m (9'3" x 8'2")

Double glazed window to the rear. Wall mounted fixture cupboard, radiator and coving.

Bathroom 3.81m x 2.51m (12'6" x 8'3")



Obscure double glazed outer window. Four piece white bathroom suite comprises: freestanding 'Victoria & Albert' roll topped bath with chrome mixer tap and handheld shower attachment; shower enclosure with a plumbed shower and pivoting outer door; fixture wash hand basin with cupboards beneath and chrome mixer tap; and WC. Fully tiled walls and flooring. Chrome ladder style towel radiator, coving, ceiling lights and extractor fan. Airing cupboard with an insulated hot water cylinder and open shelving.

External



To the front, there is a lawned garden with a variety of shrubs and trees and raised slate paved pathway leading to the front door. Large 18ft wide driveway providing ample parking for up to six cars, leading to the double garage. To the immediate rear there is a garden which backs onto mature woodland which borders Cypress Point. Artificial grass and having paved and slate pathways and stone paved patio. Outside tap. Directly behind the garage there is a useful work shop (18'4 x 6') with light and power supply.

Double Garage 5.64m x 5.49m (18'6" x 18'0")

Two up & over doors to the front. Double glazed window and personal access door to the side. Power and lighting. Pitched ceiling with loft storage.

Additional Information

Maintenance Charge - £360 per annum for communal areas.

Tenure - Leasehold for the residue of 999 years term
Council Tax Band - G (To be advised).

EPC Results

Current Energy Efficiency Rating - D (68)

Potential Energy Efficiency Rating - C (77)

Current Environmental Impact Rating - D (64)

Potential Environmental Impact Rating - C (73)

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

