



HUNTERS[®]
HERE TO GET *you* THERE

Lytham Road, South Shore, FY4 1JQ | £175,000
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«EpcGraph»

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS®

****DETACHED HOUSE PREVIOUSLY USED AS A CARE HOME, SOLD WITH NO ONWARD CHAIN INVOLVED**** Detached House in a Great Location consisting of Entrance Vestibule, Hallway, Downstairs WC, Lounge, Kitchen, Utility, Downstairs Bedroom, Wet Room, Basement. To the First Floor there are 4 Bedrooms, Bathroom & Sep WC. On the Second Floor there are 2 further Bedrooms & a Shower Room, Enclosed Rear Garden, Off Road Parking, No Onward Chain Involved

ENTRANCE VESTIBULE

Wooden entrance door with window over

HALLWAY

Decorative cornice style ceiling, dado rail, stairs to first floor landing

LOUNGE

5.16m (16' 11") x 4.29m (14' 1")

Double glazed walk in bay window to front, decorative cornice style ceiling, radiator, picture rail, electric fire set in feature surround

KITCHEN

4.19m (13' 9") x 3.73m (12' 3")

Fitted with a matching range of base and wall units, gas cooker, stainless steel sink with mixer taps & tiled splashbacks, wooden laminate flooring, window to side

UTILITY ROOM

Window to side, door to garden, fridge freezer space, plumbing for washing machine

WET ROOM

3.53m (11' 7") x 3.02m (9' 11")

Wet style shower room, walk in shower, pedestal wash hand basin, low level wc

DOWNSTAIRS WC

Low level wc, wall mounted sink

DOWNSTAIRS BEDROOM (7)

Double glazed window to side, storage cupboard

BASEMENT

Three rooms with power and light connected, main room has a window to the front, floor mounted boiler, sink

FIRST FLOOR LANDING

BEDROOM 1

4.22m (13' 10") x 2.64m (8' 8")

Double glazed window to front, original fireplace, built in storage cupboard, decorative cornice style ceiling, sink, radiator

BEDROOM 2

3.18m (10' 5") x 2.74m (9' 0")

Double glazed window to front, decorative cornice style ceiling, radiator

BEDROOM 3

4.24m (13' 11") x 3.38m (11' 1")

Double glazed window to rear, built in storage cupboard, decorative cornice style ceiling, radiator

BEDROOM 4

3.53m (11' 7") x 3.25m (10' 8")

Double glazed window to rear, sink, radiator

BATHROOM

2.51m (8' 3") x 2.24m (7' 4")

Fitted with a 3 piece suite comprising panelled bath, sink, shower, radiator, tiled walls

SEPARATE WC

Low level wc, double glazed window to side, dado rail

SECOND FLOOR LANDING

BEDROOM 5

4.24m (13' 11") x 3.38m (11' 1")

Double glazed windows to side & rear, sink

BEDROOM 6

4.24m (13' 11") x 4.04m (13' 3")

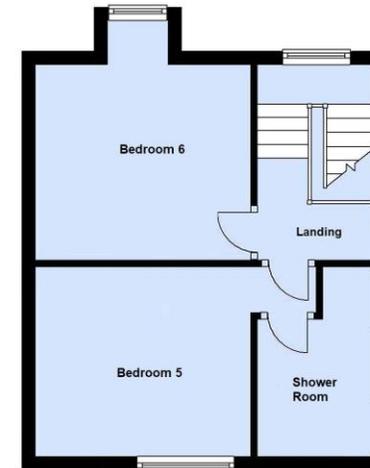
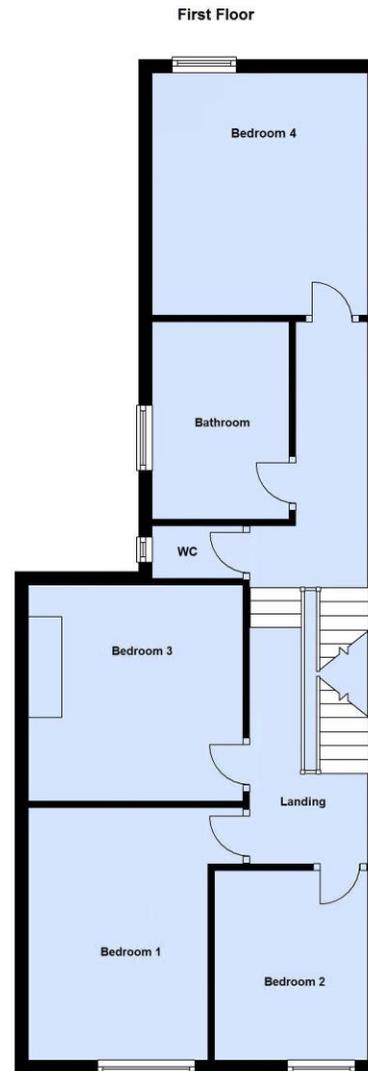
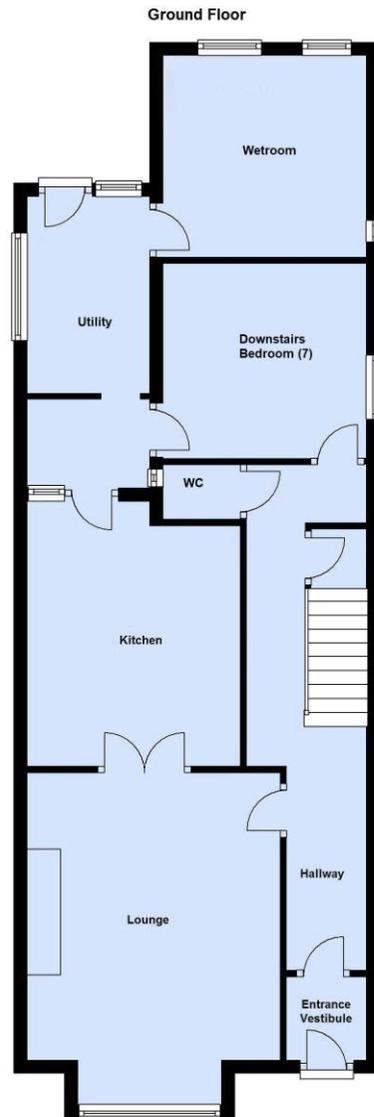
Double glazed window to side & rear

SHOWER ROOM

Shower enclosure, sink, heated towel rail, cladding to walls

OUTSIDE

Enclosed rear garden wheelchair lift access to rear, Off road parking for several vehicles to front



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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