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35 Elmhurst Road, Lytham St Annes FY8 3JH

- Reduced for a Quick Sale
- 3 Double Bedrooms
- Large Rear Garden
- Fitted Kitchen & Utility Room
- Detached Dormer Bungalow
- Bathroom & Shower Room
- Driveway & Garage

£389,950
Freehold

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This well presented detached family house is located within easy access of shops, schools and services. The spacious accommodation comprises two reception rooms, a fitted kitchen, a utility, three double bedrooms, a bathroom and a shower room. There is a driveway, a garage and a large rear garden.

Tenure: Freehold

Council Tax: Band D



Ground Floor

Entrance Hall Stairs to first floor, door to:

Kitchen 6.17m (20'3") x 4.11m (13'6")

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar island unit, 1+1/2 bowl sink with single drainer and mixer tap, plumbing for dishwasher, space for fridge freezer, built-in oven, built-in hob with extractor hood over, built-in microwave, two double glazed windows to side, double glazed window to rear, radiator, TV point, open plan to:

Lounge 4.84m (15'11") x 3.85m (12'7")

Double glazed window to front, two obscure double glazed windows to side, radiator, TV point.

Utility 1.77m (5'10") x 1.67m (5'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, double glazed window to rear, wall mounted boiler, external door to side.

Sitting Room 3.77m (12'5") x 3.02m (9'11")

Two double glazed windows to side, radiator, TV point, open plan to:

Sun Room Double glazed windows, radiator, door to rear garden.

Bedroom 1 4.08m (13'5") x 3.88m (12'9")

Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator, TV point, coving to ceiling.

Bathroom Fitted with four piece suite comprising bath with hand shower attachment and mixer tap, twin wash hand basin with storage under and mixer tap, walk-in shower area with glass screen, rainfall shower with led lighting, and WC, full height tiling to all walls, heated towel rail, two obscure double glazed windows to rear, tiled flooring with underfloor heating.

First Floor

Landing Double glazed window to front, radiator, door to:

Bedroom 2 4.56m (15') x 3.85m (12'7") max

Double glazed window to side, fitted bedroom suite with a range of wardrobes, radiator, TV point.

Bedroom 3 4.04m (13'3") x 3.79m (12'5")

Double glazed window to front, double glazed window to side, radiator, TV point, built-in wardrobes with mirrored sliding doors.

Shower Room Fitted with three piece suite comprising double shower enclosure with fitted shower, vanity wash hand basin with storage under and mixer tap, and WC, extractor fan, double glazed window to rear, radiator, tiled flooring.

External Driveway with off street parking for several vehicles and leading to a brick-built garage with up-and-over. Large rear garden with lawned and paved areas.

