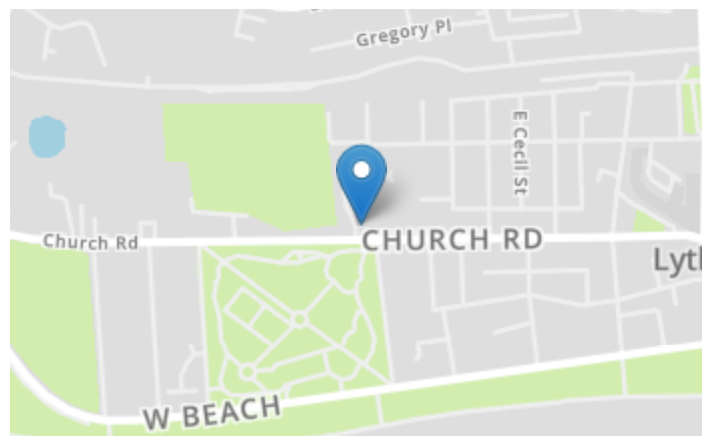
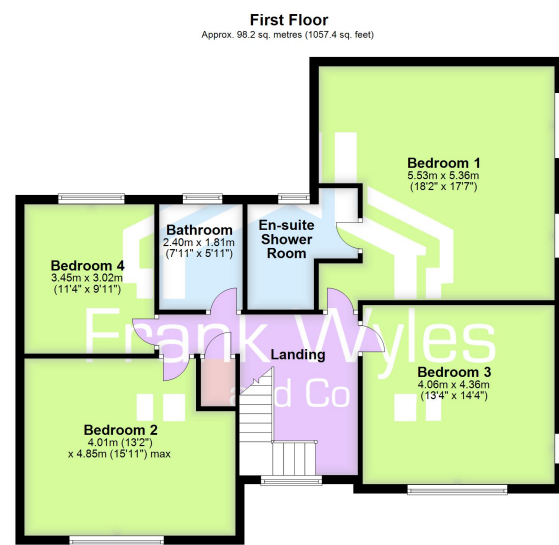
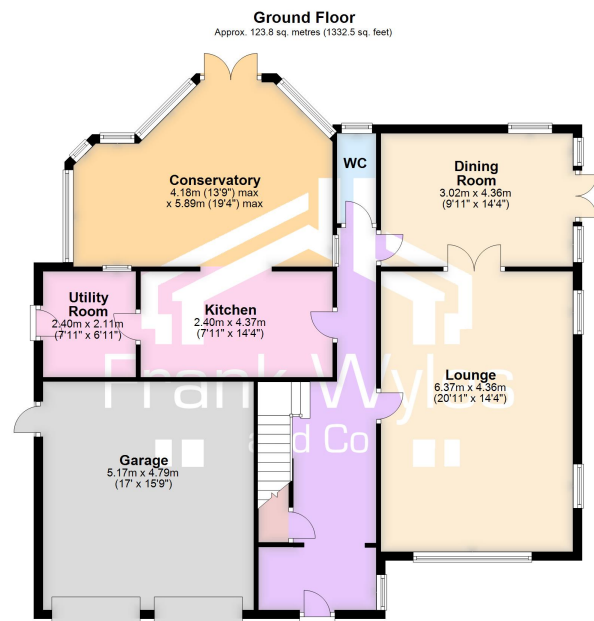


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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2 Westwood Mews, Lytham, FY8 5QE

- Detached House On Prestigious Development
- Views Of Cricket Ground & Short Stroll To Lytham Green & Centre
- Lounge & Dining Room
- Kitchen Open To Conservatory & Separate Utility
- Four Double Bedrooms
- Downstairs WC, En Suite & Family Bathroom
- Double Garage & Attractive Garden With Southerly Aspect



£825,000

Energy Efficiency Rating: C



2 Westwood Mews, Lytham, FY8 5QE £825,000

Fantastic Opportunity To Acquire A Great Sized Detached House On This Prestigious Development Located Within A Short Stroll Of Lowther Gardens, Lytham Green & Centre. With Lovely Views Of The Cricket Grounds Opposite, This Spacious Property Offers Accommodation In The Form Of Lounge, Dining Room, Kitchen Opening Into Lovely Conservatory, Utility, Downstairs WC, Four Double Bedrooms, En Suite & Family Bathroom. The Property Further Benefits From A Double Driveway & Garage Plus Attractive Wraparound Garden With Southerly Aspect. A Must See To Fully Appreciate The Accommodation On Offer!

Tenure: Leasehold (999 Years From 1981). Annual Service Charge For Maintenance Of Communal Areas: £175.00 pa

Council Tax Band: G



Ground Floor

Entrance Hall

Obscure double glazed window to side. Radiator. Stairs to first floor with storage cupboard under. Doors leading to the following rooms:

Lounge 6.37m (20'11") x 4.36m (14'4")

Two double glazed windows to side and double glazed window to front with window seat. Log effect gas fire. Two radiators, TV point, and coving to ceiling. Double doors to:

Dining Room 4.36m (14'4") x 3.02m (9'11")

Double glazed window to rear. Radiator, two wall light points, and coving to ceiling. French doors with double glazed side panels leading to garden

Kitchen 4.37m (14'4") x 2.40m (7'11")

Fitted with a matching range of base and eye level units with granite worktops incorporating a 1+1/2 bowl sink with mixer tap. Built-in Neff appliances including double oven, microwave, combi oven, warming drawer, and Neff five ring gas hob with pull out extractor hood over. Integrated dishwasher. Door leading Utility. Open plan to:

Conservatory 5.89m (19'4") x 4.18m (13'9")

Double glazed windows and polycarbonate roof. Two radiators, TV point, dado rail, and four wall light points. Double doors to rear garden.

Utility Room 2.40m (7'11") x 2.11m (6'11")

Double glazed window to rear. Fitted with a matching range of base and eye level units with worktop space over incorporating a 1+1/2 bowl sink with single drainer and mixer tap. Plumbing for washing machine, and space for fridge/freezer. Radiator. External door to side.

WC

Obscure double glazed window to rear. Fitted with two piece suite comprising wall mounted wash hand basin with mixer tap, and WC. Full height tiling to all walls. Heated towel rail.

First Floor

Landing

Double glazed window to front. Radiator, dado rail, and coving to ceiling. Access to boarded loft space via drop-down ladder. Built-in airing cupboard. Doors leading to the following rooms:

Bedroom 1 5.53m (18'2") x 5.36m (17'7")

Two double glazed windows to side with southerly aspect. Fitted bedroom suite with a range of wardrobes. Radiator, TV point, and coving to ceiling. Door to:



En-Suite Shower Room

Obscure double glazed window to rear. Fitted with three piece suite comprising recessed shower enclosure with fitted shower, wall mounted wash hand basin with storage under and mixer tap, and WC. Heated towel rail. Full height tiling to all walls, and tiled flooring.

Bedroom 2 4.85m (15'11") max x 4.01m (13'2")

Double glazed window to front with views of the cricket ground. Fitted bedroom suite with a range of wardrobes. Radiator.

Bedroom 3 4.36m (14'4") x 4.06m (13'4")

Double glazed window to front and side. Fitted bedroom suite with a range of wardrobes. Radiator, and coving to ceiling.

Bedroom 4 3.45m (11'4") x 3.02m (9'11")

Double glazed window to rear. Fitted bedroom suite with a range of wardrobes. Radiator.

Bathroom

Obscure double glazed window to rear. Fitted with three piece suite comprising panelled bath with separate shower over, mixer tap and glass screen, vanity wash hand basin with storage under, mixer tap, mirror and shaver point and light, and WC. Heated towel rail. Full height tiling to all walls, and tiled flooring.

External

Double Driveway

Providing off road parking and leading to:

Garage 5.17m (17') x 4.79m (15'9")

Two remote-controlled electric up and over doors, and courtesy door to side. Power and light. Wall mounted boiler.

Garden

Delightful wall enclosed gardens to rear and side with southerly aspect. Mainly laid to lawn, patio area and mature shrub borders. Gate to side.

