



1061
2021



Sunday School, Bannister Street
Lytham, FY8 5HP



Simply Stunning! No expense has been spared in developing this amazing property in the heart of Lytham. The Sunday School was originally built in 1861. The Grade II property was converted into a residential dwelling in 2021. The property comes with a 10 year ICW structural warranty. With a gross internal area of 290m2, the very generous accommodation comprises a large open plan living dining kitchen, a further reception, both giving access to the garden terrace, 5 bedrooms, 2 bathrooms. There is a substantial integral garage with an automated door and two allocated parking spaces. Early viewing is highly recommended!



- Control 4- smart home lighting system to main kitchen/dayroom with smart keypads and app control, video doorbell with smartphone connectivity.

- Wet underfloor heating and dual gas boilers .

- 11 separate heating zones with smart thermostats with a remote app control for heating hot water and towel radiators.

- Tiled throughout with Italian porcelain limestone effect tiles.

- Whole house embedded Wi-Fi. BT fibre broadband

- Sky Glass TV and Sonos integrated sound system with ceiling speaker in en-suite and external terrace speakers.

- Aluminium double glazed windows and doors

- Hardwood plantation shutters to many windows.

- Passenger lift, 3 person hydraulic.

- Automated gates are due to be fitted to the rear parking area and the area resin surfaced.



Ground Floor

Entrance Hall

High level double glazed window to side, tiled flooring with underfloor heating, stairs to first floor, entrance hall leads to:

Hallway

Double glazed window to side, tiled flooring door to:

Bedroom 1 5.42m (17'9") x 3.92m (12'10")

Two windows to front, tiled flooring, TV point, open access to walk-in wardrobe with fitted hanging rails and shelving, door to:

En-suite Bathroom 3.54m (11'7") x 3.37m (11'1")

Stunning Italian Catalano bathroom sanitaryware and cabinetry.

Fitted with four piece suite comprising Deep soaking Japanese style Cubachon Calyx bathtub with hand shower attachment and mixer tap, wall mounted twin wash hand basin with base cupboard and mixer tap, walk-in shower area with twin fitted shower and glass screen, and WC, part tiled walls, heated towel rail, extractor fan, shaver point, double glazed window to side, double glazed window to side, double glazed window to front, tiled flooring with underfloor heating.

Bedroom 2 3.59m (11'9") x 3.04m (10')

Opaque double glazed window to rear, double glazed window to side, tiled flooring with underfloor heating.

Bedroom 3 3.60m (11'10") x 3.04m (10')

Opaque double glazed window to rear, tiled flooring with underfloor heating.

Bedroom 4 / Gym 5.42m (17'9") x 3.17m (10'5")

Three windows to side, TV point, tiled flooring with underfloor heating, door to:

Porch

Window to side, stone flooring, external door.

Shower Room

Fitted with three piece suite comprising walk-in shower area with fitted twin head shower and glass screen, wall mounted wash hand basin with storage under and mixer tap, and WC, part tiled walls, heated towel rail, extractor fan, shaver point, tiled flooring with underfloor heating.





Garage 5.75m (18'10") x 5.32m (17'5")
Remote controlled sectional up and over door, plumbing for washing machine, space for tumble dryer, butler style sink, housing boilers and hot water cylinder and media cabinet, power sockets and tap for external use.

First Floor

Landing
Double window to side, double glazed window to front, tiled flooring with underfloor heating, door to:

Open Plan Kitchen / Dining / Living Room 11.14m (36'6") x 5.38m (17'8")

Harvey Jones hand painted kitchen with Corian and Zinc surfaces. Meille ovens, Neff integrated dishwasher, Smeg white induction hob, white Fisher& Paykel fridge freezer. Twin bowl sink with mixer tap, Quooker instant boiling water tap, matching island unit with storage under, extractor fan, six aluminium double glazed windows to side, two skylights, two velux windows, TV point with gas real flame stove with glass door, tiled flooring with underfloor heating, patio door to roof terrace. Access to huge boarded loft space with lighting.

Roof Terrace
Perfect for entertaining! Private garden terrace with a sunny southerly aspect, accessed from both the open plan kitchen and lounge, wall mounted speakers, external wall lights, sockets and external tap.

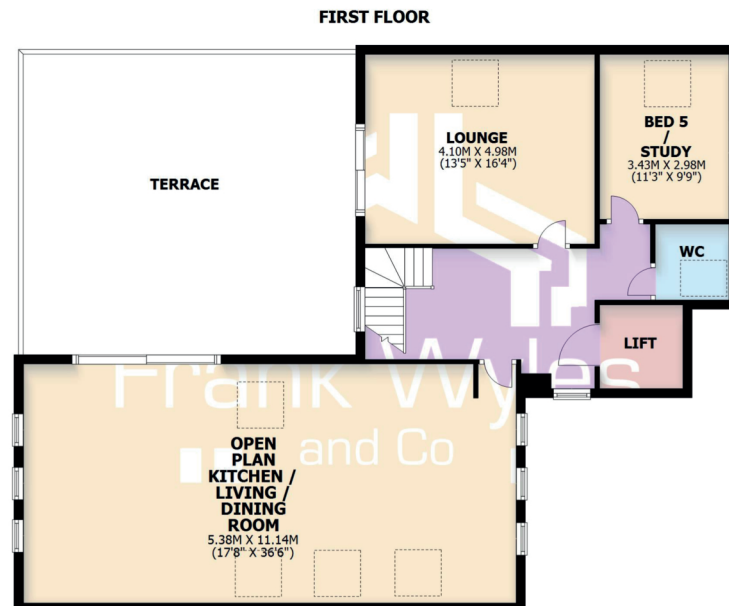
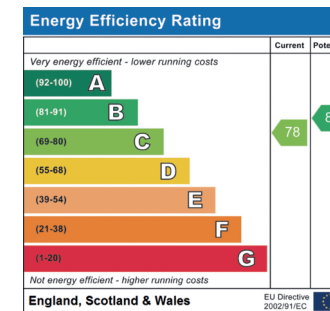
Lounge 4.98m (16'4") x 4.10m (13'5")
Vaulted ceiling, velux window, TV point, patio door to roof terrace, tiled flooring with underfloor heating.

Bedroom 5 / Study 3.43m (11'3") x 2.98m (9'9")
Vaulted ceiling, velux window, opaque double glazed window to side, tiled flooring with underfloor heating.

WC
Vaulted ceiling, velux window, fitted with two piece suite comprising wall mounted wash hand basin with storage under, mixer tap and tiled splashback, and WC, extractor fan, tiled flooring with underfloor heating.







Tenure: Leasehold

Council Tax: Band G

Total Floor Area: 290.7 Square Metres



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