



Lytham
Estate Agents

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20 Agnew Street, Lytham St. Annes FY8 5NJ

£950,000

Fantastic 6 Bedroom Townhouse Situated 'In The Heart' Of Lytham Within Minutes Walk To The Centre Of Town With Its Superb Shops Cafe's & Restaurants & Lytham Green and Sea Front Is Just On Your Doorstep. Sunny Rear Garden with Raised Decked Area over the Double Garage.



Entrance

Door opening to entrance porch. Mosaic tiled flooring and ceiling light with further door with obscure stained glass through to;

Entrance Hallway

Staircase leading to first floor with ceiling light and radiator. Door opening up to the rear garden. Door leading stairs down to basement level. Further doors leading to;

Lounge

Spacious Lounge with timber double glazed sash bay window looking to the front. Feature fireplace with log burning fire and wooden mantle, tiled hearth and open brick surround with ceiling light, wall lights and radiator.

Open Plan Living Dining Kitchen

Living Area

Bright living area with timber double glazed sash bay window looking to the front with ceiling light, wall lights and radiator. Open plan to;

Dining Area

Generously sized Dining Area with plenty of space for dining table and chairs with range of built in storage. Ceiling light, spot lighting and radiator.

Kitchen

This fabulous modern Kitchen is fitted with Aluminium sliding doors and bi-folding doors opening to the rear garden, with double glazed surrounding windows and fantastic feature Sky light offering plenty of light. Range of fitted wall and base units in white gloss with matching kitchen island/breakfast bar, finished with a quartz work surface incorporating double bowl sink and drunker with chrome mixer tap and separate boiling water/filtered water tap. Integrated Neff appliances include; 5 ring induction hob with extractor above, double oven, grill and steam oven, full length fridge and freezer, dishwasher and wine fridge. Spot lighting.

WC

Two piece suite comprising; WC with push button flush and vanity unit with chrome mixer tap. Ceiling lights, wall lights, tiled flooring and part tiled walls, radiator with towel warming rail.

Utility Room

Timber double glazed sash windows to rear. Range of fitted wall and base units with solid wood work surface incorporating single ceramic sink with chrome mixer tap. Space and plumbing for washing machine and dryer. Ceiling light, extractor fan, radiator.

First Floor

Aforementioned stairs leading to spacious first floor landing area. Feature timber double glazed obscure stained glass sash window to the rear. Staircase leading to second floor landing with ceiling light, spot lighting and radiator. Doors leading to;

Master Bedroom

Impressive Master Bedroom with sliding bi-folding doors opening to a Balcony overlooking the Sedum Living Roof over the Kitchen and views over the garden. Ceiling lights and radiator.

Dressing Area

This incredible walk in wardrobe/dressing room is fitted with a range of built in wardrobes offering plenty of storage with spot lighting and radiator. UPVC double glazed windows to front. Door to;

En-suite

Timber double glazed obscure sash window to front. Fully tiled three piece suite comprising; walk in shower with wall mounted shower controls, vanity unit with wash hand basin and chrome mixer tap, WC with push button flush. Spot lighting, extractor fan, radiator.

Bedroom Two

Timber double glazed sash window to front. Ceiling light, radiator.

Family Bathroom

Fully tiled four piece suite comprising; walk in shower with wall mounted shower controls, WC with push button flush, panelled bath with chrome mixer tap, vanity unit with inset wash hand basin and chrome mixer tap. Spot lighting, extractor fan, radiator.

Bedroom Three

Great-sized double Third Bedroom with timber double glazed sash window to rear with ceiling light and radiator.

Second Floor

Aforementioned stairs leading to second floor. Timber double glazed obscure stained sash window to rear, two double glazed Velux windows, double glazed window to front. Ceiling light, radiator. Doors leading to;

Bedroom Four

Great-sized double Fourth Bedroom with timber double glazed sash window to front with ceiling light and radiator. Loft access.

Bedroom Five

Great-sized double Fifth Bedroom with timber double glazed sash window to front with feature cast iron fireplace, ceiling light and radiator. Loft access.

Bedroom Six

Great-sized double Sixth Bedroom with timber double glazed sash window to front with ceiling light and radiator.

Bathroom

Fully tiled four piece suite comprising; walk in shower with wall mounted shower controls, WC with push button flush, freestanding bath with chrome mixer tap, pedestal wash hand basin and chrome mixer tap. Spot lighting, extractor fan, radiator.

External

To the front there is a paved patio garden with bordering shrubs and decorative stone chipped areas.

To the rear there is an artificially lawned area with raised decking. Access to detached garage/storage space with decked area above overlooking the rear of the property, perfect for alfresco entertaining and fitted with speakers. Door to useful storage area. External power, lighting and water tap.

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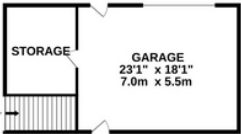


Floor Plans

BASEMENT
6 sq.ft. (20.6 sq.m.) approx.



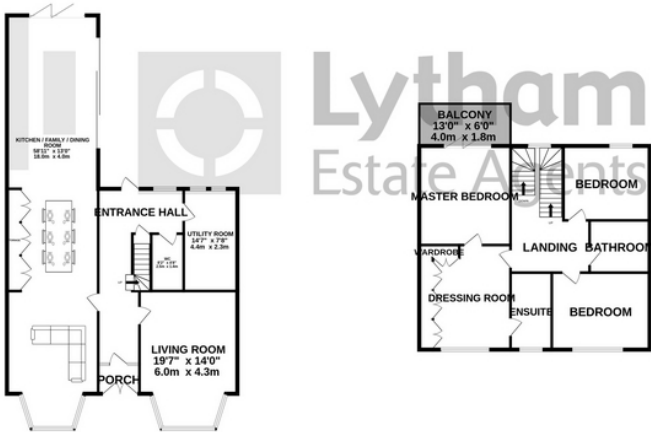
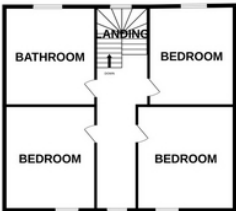
GROUND FLOOR
1368 sq.ft. (125.9 sq.m.) approx.



1ST FLOOR
1348 sq.ft. (123.2 sq.m.) approx.



2ND FLOOR
956 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 4578 sq.ft. (425.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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