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11 Fairlawn Road, Lytham St. Annes FY8 5PT

£550,000

A Two Bedroom Three Reception Room Duplex Apartment With Sea Views, Off Road Parking, Single Garage And Garden. Viewing Essential To Appreciate The Size On Offer!



Entrance

Wooden door leads to private carpeted stairway with a stair lift. Upper landing is carpeted, radiator, double doors to entrance hall, uPVC door to roof terrace.

Entrance Hall

Impressive entrance hall with carpeted flooring, radiator, original carved archways and coving.

WC / Cloak Room

Large WC / cloaks with panelled walls, pedestal wash hand basin with twin taps, bidet with twin taps, WC with concealed cistern and handle flush. Front facing frosted window, fitted storage cupboards, spotlights.

Utility Room

Vinyl flooring, storage cupboard, wall and base units, sink with mixer and drainer, plumbing for washing machine, radiator.

Living Room

Impressively sized living room with carpeted flooring, front facing bay window, radiators, wall lights, open flame fire with carved surround and marble hearth.

Dining Hall

Central dining hall with carpeted flooring, carpeted stairs with gallery landing, radiator, and a front facing window with feature stained glass.

Reception Room Two

Carpeted reception room with side bay facing window benefiting from beautiful views over the neighbouring playing field, Lytham Green and the estuary. Finished with feature ceiling moulding and coving, radiator, electric fire with stone surround, and wall lights.

Kitchen

Laminate flooring, a range of fitted wall and base units with laminate work surface. Appliances include a gas hob, wall mounted electric oven and microwave, dishwasher. 1 1/2 sink drainer and mixer. Tiled splash back. Side window with views. Radiator.

First Floor Landing

Spacious carpeted landing with front double glazed window. Original wooden banister, large storage cupboard housing boiler.

Master Bedroom

Large double bedroom with carpeted flooring, a range of fitted wardrobes, dressing table and drawers. Front facing double glazed windows. Radiator. Door to ensuite that leads to a dressing room/office.

Ensuite

Five piece ensuite with step in tiled shower enclosure, free standing bath with central brass mixer tap and shower attachment, pedestal wash hand basin with brass twin taps, bidet with brass mixer, WC with handle flush. Storage cupboard. Partly tiled walls, recessed lights, shaver plug, vanity mirror, radiator and velux window.

Dressing Room / Office

Carpeted multipurpose room with side window and front facing Velux, radiator. Ideal dressing room, nursery or office.

Bedroom Two

Carpeted large double bedroom with a range of fitted wardrobes, a radiator and large side facing window with views over the estuary and neighbouring playing field. Door to great sized walk in wardrobe/storage room. Door to ensuite.

Ensuite

Comprising of WC handle flush, pedestal wash hand basin with twin taps, step in tiled shower. Carpeted flooring, radiator, part tiled walls, shaver plug, spotlight and extractor fan.

Externally

The property benefits from a large lawned garden private to the apartment, that features tall hedges creating privacy, and a feature pond. The home also has a large driveway for off road parking for two vehicles with dual access from Clifton Drive and Fairlawn Road, leading to the single garage. Log store and planning permission for shed/summer house for additional storage. The apartment has a private south facing roof terrace with artificial grass and access via the hallway.

Garage

Single garage with up and over door to the front, power and lighting throughout.

Additional Information

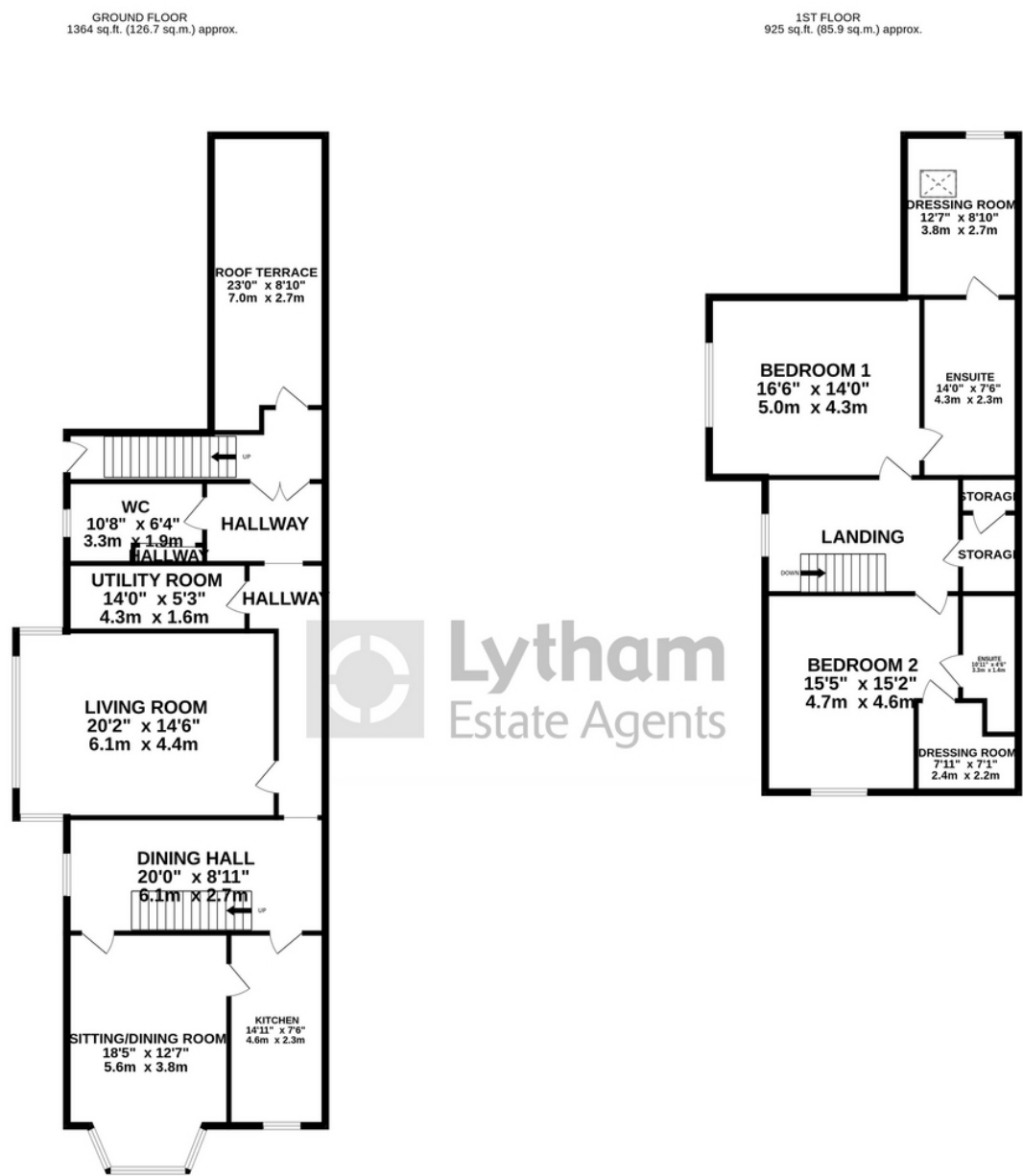
Leasehold 999 years from 1896
Ground Rent - £5.25 per annum
No maintenance charge payable
Council Tax Band C
No restrictions regarding lettings or pets
Combination Gas Boiler under annual service
Loft is part boarded and insulated

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Floor Plans



TOTAL FLOOR AREA : 2289 sq.ft. (212.6 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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