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22 Forest Drive, Lytham St. Annes FY8 4QF

£499,950

Beautifully Presented Four Bedroom Detached Property, With A Modern Open plan Kitchen, Dining Family Room With A Beautiful Extension And Garden Room. Modernised Throughout, A Stunning Must See Home!



Entrance Porch

UPVC external door to the front, and double glazed windows to the front and the side. Vinyl flooring, feature exposed brick walls, wall light. Glazed door and window to:

Hallway

Staircase leading to the first floor. Laminate flooring, carpeted stairs, under stairs storage cupboard, further storage cupboard, and radiator. Doors leading to the following rooms:

WC

UPVC double glazed obscure window to the side. Laminate flooring, ladder radiator, Two piece suite, comprising: vanity unit with inset wash hand basin and mixer tap; and WC with push button flush

Kitchen

UPVC external door to the side, and double glazed window to the rear. Range of modern fitted handleless wall and base units, incorporating breakfast bar and granite work surface and under mount 1 ½ bowl sink with mixer tap. Integrated appliances include: dishwasher, washing machine, fridge freezer, induction hob, electric oven and microwave. Ceiling lights and contemporary vertical radiator. Opening to:

Living Dining Room

Large UPVC double glazed front window, with night and day blinds. Radiator, wall lights, spot lighting and TV aerial point.

Orangery

UPVC double glazed bi-folding doors to the rear, windows to the side and roof lantern. Contemporary vertical radiators and spot lighting.

First Floor Landing

Aforementioned staircase from the ground floor. Carpeted flooring, radiator, loft access hatch and spot lighting. Doors leading to the following rooms:

Master Bedroom

Double bedroom with UPVC double glazed window to the front, with fitted night and day roller blinds. Radiator, carpeted flooring and bi-folding doors to:

En-Suite

Three piece suite, comprising: step-in shower enclosure with glass swivel door, feature tiling, wall mounted chrome controls and overhead rain shower; wall mounted wash hand basin with black mixer tap; and WC with push button flush. Tiled flooring, spot lighting, ladder style towel radiator and frameless wall mirrors.

Bedroom Two

Large double bedroom with UPVC double glazed window to the front, with fitted night and day roller blinds. Fitted storage cupboard, carpeted flooring, and radiator.

Bedroom Three

Double bedroom with UPVC double glazed window to the rear, with blackout roller blinds. Fitted wardrobes with sliding doors, radiator and carpeted flooring.

Bedroom Four

UPVC double glazed window to the rear, with roller blinds. Radiator and carpeted flooring.

Bathroom

Family bathroom with UPVC double glazed obscure window to the rear. Three piece suite, comprising: bath with mixer tap and wall mounted shower attachment; pedestal wash hand basin with mixer tap; and WC with push button flush. Tiled flooring, partly tiled walls, frameless mirrored wall, radiator and niche shelving.

External

To the front, a block paved driveway provides off road parking for one vehicle, with a small decorative front garden adding kerb appeal with a paved path to the front door. To the rear, the south facing garden has been mostly paved, with an artificial lawn and rockery for ease of maintenance. Access for bin storage.

Garage

Boiler, power, lighting and electric roller door.

Additional Information

- Nest heating & solar panels - low energy costs
- Kitchen 3 years old
- Boiler 3 years old
- Low energy costs
- Wards carpets - flooring downstairs
- Council Tax - Band E
- Tenure - Freehold

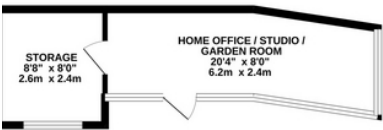
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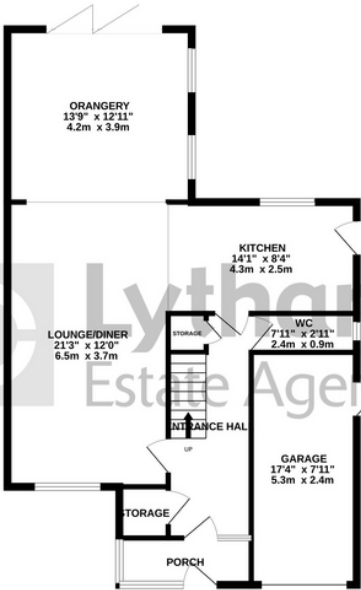


Floor Plans

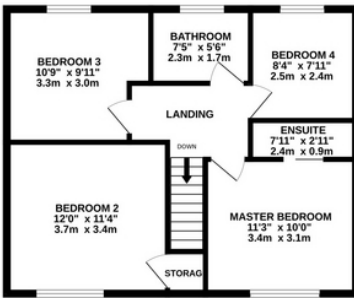
GARDEN BUILDING
203 sq.ft. (18.9 sq.m.) approx.



GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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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