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Estate Agents

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**34 Trent Street, Lytham St. Annes FY8 5DE**

**Guide Price  
£329,950**

*Located on the charming Trent Street, this beautifully presented three-bedroom end terraced house offers an ideal blend of traditional charm and modern comfort. Perfectly positioned within easy reach of local amenities and transport links, this home offers both comfort and convenience.*



**Entrance Hallway**

Composite outer door with glazed insert leading to the hallway. The entrance hallway is inviting and bright, featuring wood flooring and a radiator. Stairs lead to the first floor, and there is an under stairs storage cupboard. Doors leading to:

**Lounge**

Spacious and bright, the lounge features a large double glazed bay window to the front, allowing plenty of natural light to fill the room. The room is tastefully decorated with neutral tones and includes a modern fireplace, radiator, creating a cosy and inviting atmosphere.

**Dining Room**

Adjoining the lounge through an elegant archway, the dining room provides a wonderful space for family meals and gatherings. It offers ample space for a large dining table and is decorated in a complementary style. Features include a modern chandelier and a double glazed window to the rear.

**Dining Kitchen**

Double glazed obscure window to the side, stable style door leading to the side of the property and double glazed patio doors leading to the rear garden. Wide range of wall and base units with contrasting work surfaces incorporating sink and drainer unit with mixer tap. Fitted electric oven, gas hob and extractor above. Integrated Bosch dish washer, integrated washing machine, integrated freezer and integrated under counter fridge. Tiled flooring, inset lighting, radiator and steps down to the dining area.

**Garden Room**

This lovely addition to the kitchen offers a bright and airy space perfect for enjoying morning coffee or casual meals. The garden room features double glazed floor-to-ceiling French doors that open out to the patio, providing a seamless indoor-outdoor living experience

**First Floor Landing**

Approached via the aforementioned staircase, the first floor landing is well-lit and spacious. It features a radiator, and access to the loft. Doors leading to:

**Bedroom One**

The master bedroom is a serene retreat, featuring two double glazed windows to the front that ensure the room is light and airy. It is tastefully decorated with neutral tones, includes a feature fireplace, a radiator, and TV aerial.

**Bedroom Two**

A spacious and bright room with a double glazed window to the rear, featuring a charming decorative fireplace, adding a touch of character. The room includes a radiator and is tastefully decorated.

**Bedroom Three**

Currently set up as a home office, this room offers a quiet and productive workspace. It features a double glazed window to the rear and a radiator, providing flexibility as a guest room or a child's room.

**Bathroom**

The stylish bathroom features modern fixtures and fittings, including a walk-in shower with shower screen, a contemporary vanity unit with wash hand basin, a push button flush WC, and a radiator. The bathroom is tiled, creating a luxurious feel.

**External**

Front Garden: The front of the property is low maintenance providing a welcoming entrance to the home. There is a pathway leading to the entrance and outdoor lighting.  
Back Garden: The rear garden offers a private outdoor space, ideal for summer barbecues, gardening, or simply enjoying the fresh air. It features a paved patio area perfect for outdoor dining and a storage shed

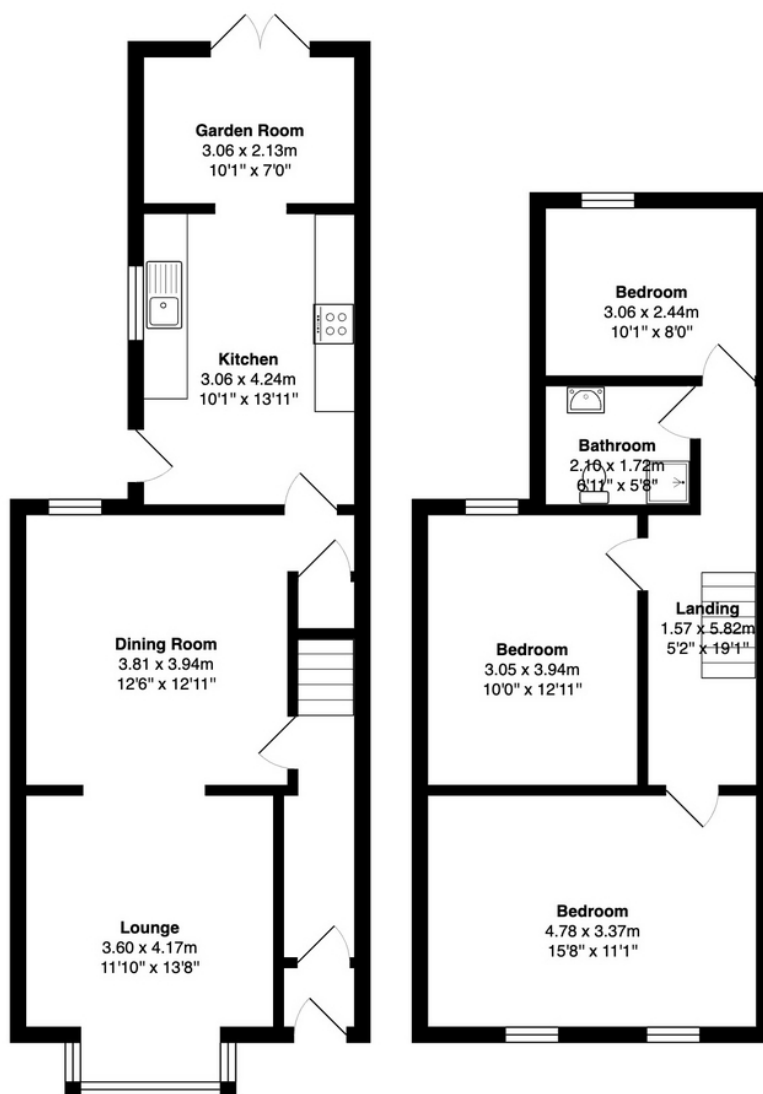
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## Floor Plans



Total Area: 107.2 m<sup>2</sup> ... 1154 ft<sup>2</sup>

All measurements are approximate and for display purposes only