



**Lytham**  
Estate Agents

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**19 The Belfry, Lytham St. Annes FY8 4NW**

**Guide Price**  
**£545,000**

*Impressive Four Bedroom Detached Family Home On One Of The Most Sought After Residential Areas In Lytham. Boasting A Private Garden, Huge Driveway, Double Garage & A Great Layout Throughout. Viewing Essential!*



**Entrance Hall**

Laminate flooring. Carpeted staircase with balustrade leading to the first floor. Wooden panel front door. Arch opening to sitting space with bay window. Panel radiator.

**Living Room**

Carpeted. gas fire. Two rear facing windows and two stained glass windows looking out to the side. Double doors to the sun/sitting room. Coving. Ceiling roses.

**Sitting/Sun Room**

Panel radiator. Sliding door leading out to the rear of the property and the garden.

**Kitchen**

Range of wall and base units with white gloss doors. Laminate worktop. One and a half drainer sink. Dishwasher. Wall double oven. Microwave. Gas hob with griddle. Coved ceiling with spotlights. Two side facing windows. Space for dining.

**WC**

Pedestal wash basin with mixer tap and WC with handle flush. Panel radiator. Part tiled walls. Obscured side window.

**Integral Double Garage**

Integral double garage with access via a door from the kitchen dining room. Rear door leads to the outside. Two electric vehicle up and over doors. Power and lighting. Utility area with plumbing for washing machine. Boiler. Sink and drainer.

**Landing**

Carpeted. Loft hatch (boarded, insulated and drop down ladder). Front facing window. Storage cupboard with light, power and panel radiator.

**Master Bedroom**

Carpeted. Fitted wardrobes. Two windows looking the side of the property, over the driveway. Panel radiator. Wall lights. Pointed bay window overlooking the front. Door leading to

**Ensuite**

Carpeted. Three four bathroom comprises: step in shower, bidet, pedestal WC with handle flush, Pedestal wash basin with mixer tap, spa bath with mixer tap and shower attachment. Tiled walls. Mirrored wall. Panel radiator. Window to the rear. Feature arch.

**Family Bathroom**

four piece fully tiled, carpeted bathroom comprises: Bath with mixer tap. Pedestal wash basin with mixer tap, step in Aqualisa shower. Window looking to the side. Mirror with light.

**Bedroom Two**

Carpeted. Fitted wardrobes. Window facing the rear. Panel radiator. Through arch is an adjoining shower room with pedestal wash basin and mixer tap and Aqualisa shower.

**Bedroom Three**

Carpeted. Two rear facing windows. Fitted wardrobes. Panel radiator.

**Bedroom Four**

Carpeted. Fitted wardrobes. Panel radiator. Window facing the front of the property.

**Externally**

The property sits on a large plot, boasting a huge driveway for multiple vehicles leading to the double garage. To the side, a large lawned front garden adds to the kerb appeal and privacy of the homes entrance.

The rear of the home benefits from a great sized garden with a great sized circular paved patio, perfect for alfresco dining, followed by a laid lawn area and a decked pathway leading to a decorative area at the rear with a range of plants and shrubbery. Finished with an outdoor tap, lighting and front access via wooden gates to each side.

**Disclaimer**

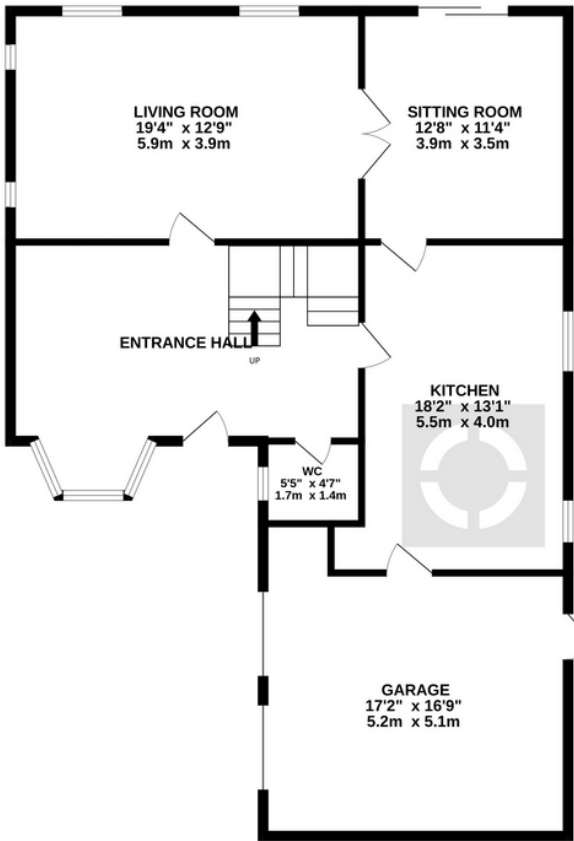
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Floor Plans

GROUND FLOOR  
1106 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR  
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA : 2202 sq.ft. (204.6 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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