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**25 Ripon Road, Lytham, Lancashire FY8 4DS**

**£285,000**

*Well-presented three-bedroom semi-detached family home featuring a brand-new kitchen and a spacious SOUTH FACING rear garden. Situated in the popular village of Ansdell. Viewing is essential!*



**Entrance Hall**

Step through the composite front door into a welcoming hallway featuring carpeted flooring, pendant lighting, and a staircase leading up to the first floor. A door leads to...

**Lounge**

Spacious lounge with laminate flooring, a large UPVC double glazed bay window, a modern pendant light, a radiator, and a log-burning fire. A wood door with a glass insert leads to...

**Kitchen/Diner**

Modern fitted kitchen, installed less than a year ago, boasting a range of wall and base units with a sleek laminate work surface. Appliances include an integrated fridge freezer, dishwasher, induction hob with overhead extractor fan, and an integrated oven. The kitchen features two UPVC double glazed windows overlooking the rear, and a door leading to the conservatory. A bifold door reveals a separate utility cupboard with plumbing for a washing machine. The room also includes a tall radiator and a cupboard housing a newly fitted Ideal combi boiler.

**Conservatory**

Tiled flooring throughout, with UPVC double glazed windows to the side and front, complete with fitted blinds. A side door provides access to the rear garden. The room also features a radiator. A door leads to...

**WC**

Ground floor WC featuring laminate flooring, a rear-facing obscured window, and a WC with a button flush. Wash hand basin with a mixer tap and a vanity unit below. Ceiling light.

**First Floor Landing**

Accessed via the staircase, the landing includes a loft hatch and doors leading to the following rooms.

**Bedroom One**

Spacious double bedroom with a front-facing UPVC double glazed window, radiator, Oak wood flooring, pendant light, and fitted storage above the bed.

**Bedroom Two**

Spacious double bedroom with a rear-facing UPVC double glazed window, radiator, Oak wood flooring, and a pendant light.

**Bedroom Three**

Third spacious bedroom featuring a rear facing UPVC double glazed window, radiator, Oak wood flooring and pendant light.

**Bathroom**

Three-piece white suite comprising a wash hand basin with a mixer tap and vanity unit below, a WC with a push-button flush, and a panel bath with mixer taps and a shower attachment. Additional amenities include a chrome heated towel rail, tiled flooring and walls, a ceiling light, and a convenient linen cupboard.

**External**

At the front: A spacious garden primarily covered with loose stones, bordered by shrubs and trees, provides off-street parking for one vehicle.

At the rear: A south-facing garden features flagged stone paving. One garden shed and a summer house with power. The back area of the garden includes loose stones and shrub and tree plant beds that offer shade.

**Additional Information**

- Fully rewired
- Newly installed combo boiler
- Council Tax Band - B
- Tenure - Freehold

**Disclaimer**

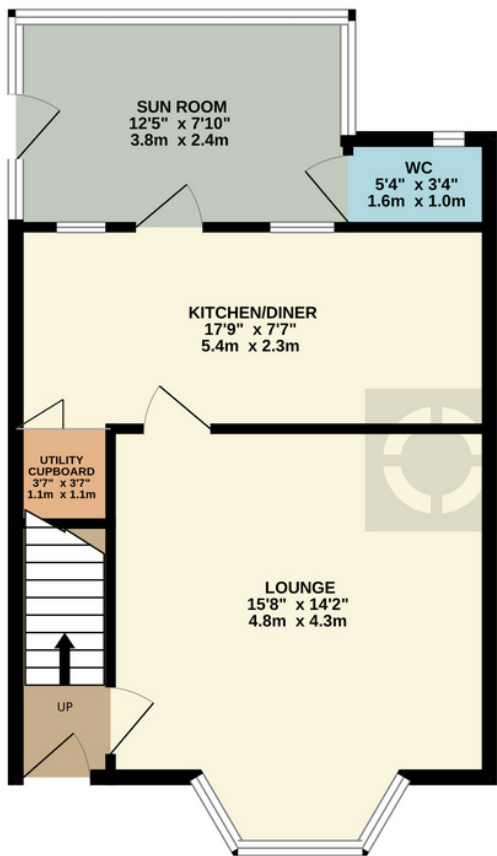
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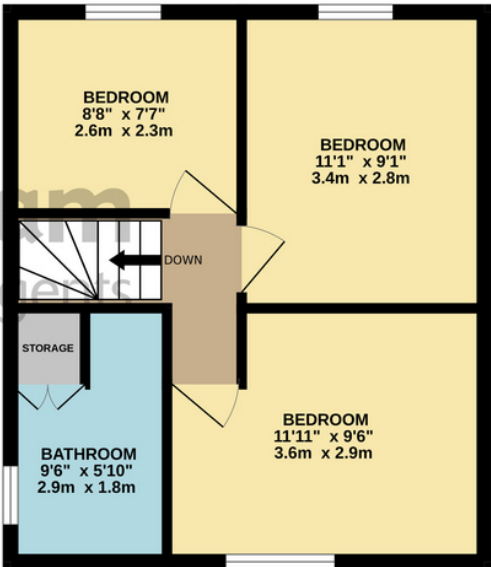


# Floor Plans

GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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