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**8 Riversleigh Way, Warton, Lancashire PR4 1EX**

**£338,000**

*This charming detached family home offers expansive gardens and a detached double garage, ideal for a growing family. Conveniently located just a short drive from Lytham Town Centre and only minutes from BAE Systems, this property provides both space and accessibility.*



**Entrance**

A welcoming entrance hallway with a door leading in and a double-glazed obscured window to the front. The space features a carpeted staircase ascending to the first floor, with a useful understairs storage area/cloaks room. It is finished with a ceiling light, radiator, and doors leading to the main living areas.

**Study/Snug**

This versatile room features carpeted flooring, a UPVC double-glazed window to the front, a radiator and a ceiling light.

**Lounge**

The spacious lounge boasts laminate flooring, a UPVC double-glazed window to the front, a radiator and a ceiling light.

**WC**

UPVC double glazed obscured window to the side. WC with push button flush and a vanity unit with an inset wash hand basin, chrome mixer tap and tile splashback. The room also includes a ceiling light, laminate flooring and a radiator.

**Open Plan Kitchen Diner**

Features a UPVC double-glazed window to the front and bi-folding doors opening to the garden. It is fitted with a range of wall and base units with contrasting wood-effect laminate work surfaces, incorporating a 1 ½ sink and drainer unit with a chrome mixer tap. Integrated appliances include a four-ring gas hob with an extractor above, oven/grill, fridge, freezer, and dishwasher. The room is enhanced with spot lighting and a radiator, and a door leading to the adjoining areas.

**Utility Room**

The utility room features a door opening to the garden and is equipped with matching wall and base units with a contrasting laminate work surface. It includes a single sink and drainer unit with a chrome mixer tap. Additional storage includes a cupboard housing the Ideal boiler and another cupboard for the washer and dryer. The room is illuminated by a ceiling light.

**First Floor**

Accessed via the aforementioned staircase, the first floor features loft access and a door to a useful storage cupboard. Ceiling light, and doors lead to the various rooms.

**Master Bedroom**

The master bedroom features a UPVC double-glazed window to the front and is complete with fitted wardrobes, a matching vanity area, bedside tables, and a chest of drawers, offering ample storage. The room is finished with a ceiling light and radiator, with a door leading to the en-suite bathroom.

**Ensuite**

UPVC double glazed obscured window to front. Three piece suite comprising; WC with push button flush, wall mounted wash hand basin with chrome mixer tap, step in shower with wall mounted shower controls. Spot lighting and a radiator,

**Bedroom Two**

Features a UPVC double-glazed window to the front, allowing plenty of natural light. It is equipped with a ceiling light, radiator, and carpeted flooring.

**Bedroom Three**

Features a UPVC double-glazed window to the rear, allowing plenty of natural light. It is equipped with a ceiling light, radiator, and carpeted flooring.

**Bedroom Four**

Features a UPVC double-glazed window overlooking the rear. The room is complete with a ceiling light, radiator, and carpeted flooring, creating a cozy and comfortable space.

**Bathroom**

The bathroom features a UPVC double-glazed obscured window to the rear and a modern four-piece suite comprising a WC with push-button flush, a wall-mounted wash hand basin with a chrome mixer tap, a step-in shower with wall-mounted controls, and a panelled bath with a chrome mixer tap. The room is finished with spot lighting and a radiator.

**External**

The front of the property features a paved pathway leading to the entrance, complemented by decorative plants and shrubs. To the rear, there is a spacious lawned area with a paved patio, perfect for entertaining, bordered by stone chippings and bedding plants. Gated access leads to a driveway at the rear, providing off-road parking for multiple cars and access to the detached double garage. Additionally, there is a separate lawned area belonging to the property, ideal for a play area or space for a summer house.

**Additional Information**

Freehold  
Council Tax Band E

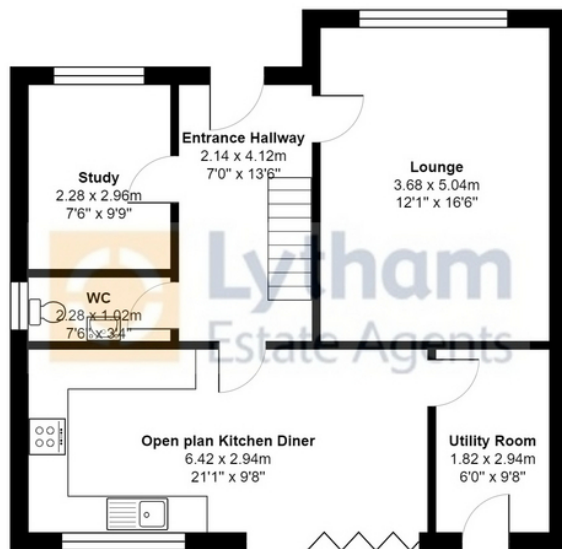
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## Floor Plans



**Ground Floor**  
Area: 63.7 m<sup>2</sup> ... 686 ft<sup>2</sup>



Total Area: 127.5 m<sup>2</sup> ... 1372 ft<sup>2</sup>