



Lytham
Estate Agents

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**PART EXCHANGE
CONSIDERED!**

4 The Belfry, Lytham FY8 4NW

**Guide Price
£779,000**

Charming Thatched Family Home with Spacious Living, Private Gardens, and Ample Parking near Lytham Centre. PART EXCHANGE CONSIDERED.



Entrance Vestibule

Wooden part glazed stained glass leaded external door to the front. Wood flooring, coving, ceiling light, radiator and cloaks area. Glazed door leads to:

Entrance Hall

Turned staircase leading to the first floor. Wood flooring, decorative coving, radiator with decorative cover, ceiling light and under stairs storage cupboard. Doors leading to the following rooms:

WC

Obscure double glazed leaded window to the front. Two piece white suite, comprising: pedestal wash hand basin with twin chrome taps; and WC with handle flush. Wood flooring, part tiled walls, dado rail, coving, ceiling light and radiator.

Lounge

Double glazed leaded bay window to the front, with window seat. Further windows to the front and side. Wood flooring, coving, radiators, spot lighting, TV aerial point and feature recessed fireplace with wood mantle, stone hearth and wood burning stove. Glazed double doors lead to:

Dining Room

Double glazed leaded French doors and windows to the rear. Wood flooring, decorative coving, radiator and ceiling light with period moulding.

Dining Kitchen

Double glazed leaded windows to the rear. Range of fitted wall and base units with wood work surfaces and inset ceramic 1/12 bowl sink and drainer with chrome mixer tap. Integrated appliances include: freezer, dishwasher and Rangemaster cooker with illuminated extractor above. Tiled flooring and splash backs, radiators, TV aerial point, coving and spot lighting. Door to:

Utility Room

Double glazed leaded window to the side. Obscure glazed external door to the rear. Range of fitted units incorporating wood work surfaces and inset round single bowl stainless steel sink and drainer with chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Wall mounted Worcester boiler, ceiling light, loft access hatch and tiled flooring.

Sitting Room

Double glazed leaded windows to the front. Wood flooring, radiator, decorative coving, ceiling light with period moulding and TV aerial point. Door to:

Study

Double glazed leaded window to the front. Wood flooring, radiator, coving, ceiling light and wall mounted consumer unit.

First Floor Landing

Leaded window to the rear. Aforementioned turned staircase from the ground floor. Carpeted flooring, coving, ceiling light, loft access hatch, radiator and airing cupboard housing hot water cylinder. Doors leading to the following rooms:

Master Bedroom

Double glazed leaded windows to the front and side. Carpeted flooring, coving, ceiling light, TV aerial point and radiator. Door to:

En-Suite

Double glazed obscure leaded window to the side. Three piece white suite, comprising: walk-in shower enclosure with glass screen, wall mounted chrome controls and overhead rain shower; wall mounted wash hand basin with chrome mixer tap; and WWC with concealed cistern and wall mounted push button flush. Tiled walls and flooring, spot lighting, extractor fan, chrome ladder style towel radiator, recessed shelving and wall mounted illuminated mirror.

Bedroom Two

Double glazed leaded window to the rear. Carpeted flooring, coving, radiator, ceiling light, TV aerial point and built-in double wardrobe.

Bedroom Three

Double glazed leaded window to the front. Carpeted flooring, coving, radiator, ceiling light and TV aerial point.

Bedroom Four

Double glazed leaded window to the rear. Carpeted flooring, coving, ceiling light and radiator.

Family Bathroom

Four piece white suite, comprising: panelled bath with twin chrome taps; walk-in shower enclosure with glass screen, wall mounted chrome controls and overhead rain shower; vanity unit with inset wash hand basin with chrome mixer tap; and WC with concealed cistern and wall mounted push button flush. Tiled walls and flooring, chrome ladder style towel radiator, spot lighting, extractor fan and wall mounted illuminated mirror.

External

To the front, the property benefits from a large block paved driveway providing off road parking for several cars, with an electric car charging point. The front garden features a well-manicured lawn and paved and stone chipped paths leading to the front and side.

To the rear, a fantastic large landscaped private garden has been mostly laid to lawn, with paved patio areas and a variety of bordering trees.

Garage

Detached double garage with electric up and over door to the front. Power and lighting. Leaded window and obscure glazed door to the side lead to the garden.

Additional Information

- Tenure -
- Council Tax Band -
- New boiler fitted in 2022
- Roof re-thatched in 2021

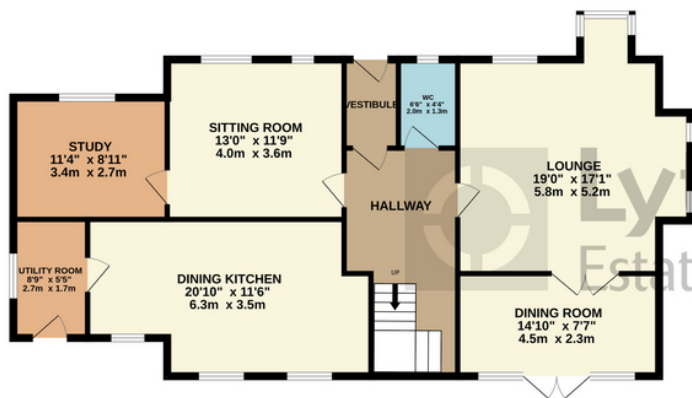
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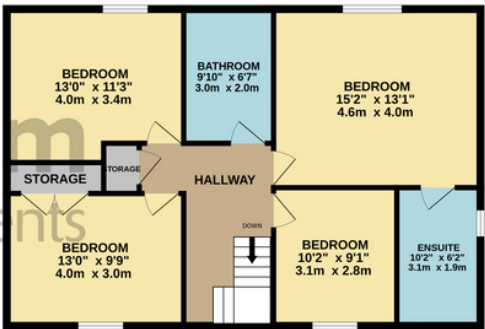


Floor Plans

GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1881 sq.ft. (174.8 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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