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37 Newbury Road, Lytham FY8 1DH

£439,950

*Spacious 3-Bed Family Home with Versatile Layout, Close to Top Schools and Seafront –
Ideal for Modern Living*



Entrance Vestibule

Composite double glazed external door to the front. Dado rail and tiled flooring with recessed mat. Leaded stained glass door to:

Entrance Hall

Staircase leading to the first floor. Coving, carpeted flooring, radiator, ceiling light, telephone point and under stairs storage cupboard. Doors leading to the following rooms:

Lounge

UPVC double glazed bay window to the front. Feature fireplace with granite back and hearth and inset gas fire. Coving, radiator, ceiling light, carpeted flooring and TV aerial point.

WC

UPVC double glazed window to the front. Two piece white suite, comprising: vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Tiled flooring and splash backs, ceiling light and extractor fan.

Sitting Room

UPVC double glazed bay window to the rear. Recessed fireplace, carpeted flooring, picture rail, coving, ceiling lights, radiator and TV aerial point.

Dining Room

UPVC double glazed windows to the side. Carpeted flooring, coving, radiator and ceiling lights.

Breakfast Kitchen

UPVC double glazed windows and obscure door to the side. Range of fitted wall and base units incorporating breakfast bar, wood work surfaces and under mount ceramic single bowl sink with chrome mixer tap. Integrated appliances include: Hotpoint dishwasher, Hotpoint double oven/grill, and five ring gas hob with extractor above. Laminate flooring, glass splash backs, contemporary vertical radiator and spot lighting. Opening to:

Utility Room

UPVC double glazed window to the rear. Laminate work surface with space and plumbing for washing machine. Space for fridge freezer. Ceiling light and laminate flooring.

First Floor Landing

Large obscure window to the side. Aforementioned staircase from the ground floor. Further turned staircase leading to the second floor. Carpeted flooring, picture rail, ceiling lights and loft access hatch. Doors leading to the following rooms:

Master Bedroom

UPVC double glazed bay window to the front. Range of fitted furniture incorporating wardrobes, drawers and matching bedside units. Carpeted flooring, ceiling light, coving and radiator. Door to:

En-Suite

UPVC double glazed window to the front. Four piece white suite, comprising: panelled bath with chrome mixer tap; step-in shower enclosure with sliding glass door, wall mounted Mira electric shower controls and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Wood effect vinyl flooring, tiled splash backs, splash back panelling to shower, ceiling light, radiator and wall mounted mirrored vanity cabinet.

Bedroom Two

UPVC double glazed bay window to the rear. Fitted wardrobes and over bed storage cupboards. Carpeted flooring, radiator and ceiling light.

Bedroom Three

UPVC double glazed window to the rear. Carpeted flooring, picture rail, ceiling light and radiator.

Family Bathroom

UPVC double glazed obscure window to the side. Three piece white suite, comprising: panelled bath with glass shower screen, chrome mixer tap and wall mounted Mira electric shower controls with handheld shower attachment on riser rail; pedestal wash hand basin and chrome mixer tap; and WC with push button flush. Tiled walls, vinyl tiled flooring, radiator, ceiling lights, panelling to ceiling and useful storage cupboard housing Veissmann boiler.

Second Floor Room/Office

Potential fourth bedroom, with aforementioned staircase from the first floor. Velux skylight window. Carpeted flooring, ceiling light, panelling to ceiling, eaves access and built-in storage cupboard.

External

To the front, an attractive lawned garden features stone chipped areas, rockery and planted borders. A driveway provides off road parking, with double gates giving access to the rear garden and further parking.

To the rear, there is a low maintenance tiered paved garden with raised well stocked planted borders. The driveway continues, leading to the garage. External water tap.

Garage

Detached garage with up and over door to the front. Power and lighting. Incorporating useful shed/store room with fitted shelving and work surfaces.

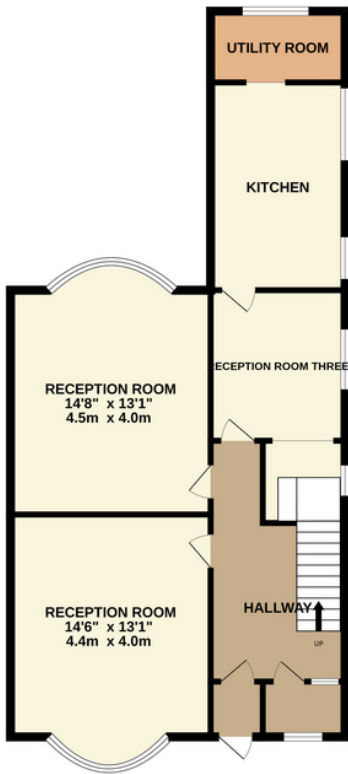
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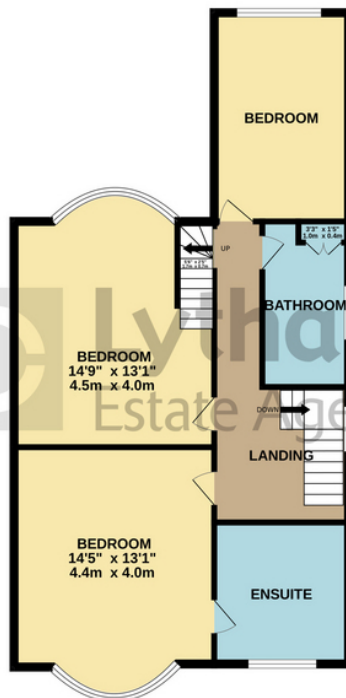


Floor Plans

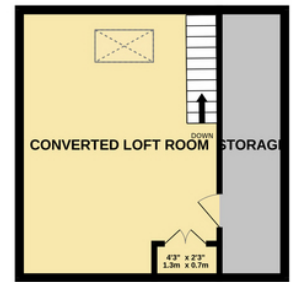
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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