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**4 West Cliffe, Lytham FY8 5DR**

**£549,950**

*Truly stunning four-bedroom terrace house located in central Lytham, complete with off-street parking. Don't miss out on this unique FREEHOLD property!*



**Entrance Hall**

A welcoming entrance featuring elegant hardwood herringbone flooring and a carpeted runner on the staircase leading to the first floor. High-profile doors open into the lounge and spacious open-plan kitchen diner, while coving and spotlights provide a contemporary finish throughout.

**Lounge**

This well-appointed living room offers carpeted flooring and a front-facing bay window that brings in plenty of natural light. A dimmable pendant light with ceiling rose and coving gives the space a refined finish. The room is complete with a radiator and an electric fire set in a wood fireplace surround.

**Open Plan Kitchen Diner**

A spacious open-plan area, extended by the current owner, offering distinct sections for lounging, dining, and entertaining, all anchored by a large, modern kitchen.

The kitchen features sleek gloss handleless wall and base units paired with a Quartz work surface. At its center is an island with a stainless steel sink and a gold mixer tap. Appliances include a four-ring gas hob with extractor, Russell Hobbs oven and grill, and integrated fridge freezer and dishwasher. The units provide ample storage and access to the washer dryer, Worcester boiler, and hot water cylinder. A feature window offers a view into the lounge. Additional details include a radiator, a ceiling rose with pendant light, and a door leading to the WC.

In the living section, a fitted media wall creates a cosy lounge area that seamlessly connects to the kitchen. A skylight brightens the dining area, while large sliding doors open to the landscaped garden. The space is finished with hardwood herringbone flooring and spotlights throughout.

**Ground Floor WC**

Features elegant tiled flooring, a wash basin with a chrome mixer tap and vanity unit beneath, a WC with button flush, along with spotlighting and an extractor fan for ventilation.

**First Floor Landing**

Carpeted landing space with a radiator, spotlights, and doors leading to the following rooms.

**Bathroom**

A beautifully tiled space featuring a front obscured window, a wall-mounted wash basin with a chrome mixer tap, a freestanding bath with mixer tap and shower attachment, and an enclosed shower cubicle with sliding doors and plumbed shower. The room is completed with a WC with button flush, an extractor fan, and spotlights.

**Bedroom Two**

A generously sized double bedroom featuring carpeted flooring, a range of fitted wardrobes, and a rear-facing window. The room is finished with a ceiling rose with pendant lighting and coving for added detail.

**Bedroom Three**

A stunning double bedroom featuring carpeted flooring, a front-facing window, and finished with a ceiling rose, pendant lighting, and coving.

**Bedroom Four/Study**

Currently used as an office, this versatile carpeted room could easily serve as an excellent bedroom. It includes a rear window, a radiator, a ceiling rose with a pendant light fixture, and coving for added detail.

**Master Bedroom**

A beautifully designed loft space featuring carpeted flooring, a front Velux window, and a rear-facing window. This inviting room offers ample space for bedroom furniture, along with a radiator, a ceiling rose with a pendant light fixture, and a door leading to the en-suite.

**Ensuite**

This stylish en-suite features elegant tiled flooring and walls, a wall-mounted wash basin with a chrome mixer tap, and an enclosed shower cubicle with a sliding door and plumbed shower attachment. It also includes a WC with a button flush and an obscured window to the rear for privacy.

**Additional Information**

Fully re-wired  
New heating system and plumbing  
Fully damp proofed  
Electric car charging point to the front of the property  
Council Tax Band - C  
Tenure - Freehold

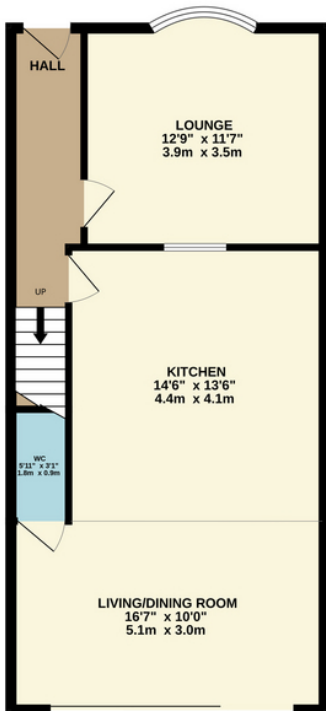
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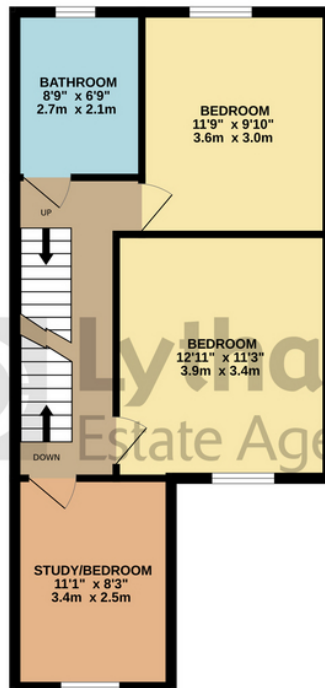


# Floor Plans

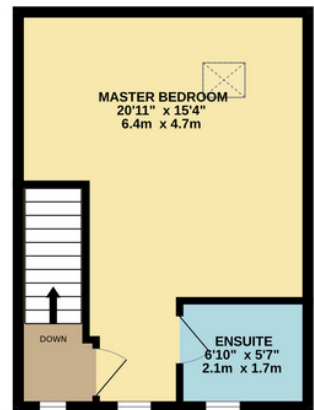
GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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