



Lytham
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77 Albert Street, Lytham St. Annes FY8 5EB

£310,000

Beautifully Refurbished Three-Bedroom Mews House in Prime Lytham Location



Lounge

UPVC double glazed window and composite external door to the front. Carpeted staircase leading to the first floor. Laminate flooring, radiator, wall mounted gas fire, TV aerial point, coving and ceiling light. Door to:

Dining Kitchen

UPVC double glazed internal window. Modern fitted wall and base units with laminate work surfaces and inset round single bowl stainless steel sink and drainer with chrome mixer tap. Integrated AEG oven/grill, fridge freezer, four ring gas hob with extractor above. Space and plumbing for washing machine and tumble dryer. Laminate flooring, tiled splash backs, spot lighting, radiator and large under stairs storage cupboard. Open plan to:

Conservatory

UPVC double glazed French doors and windows to the rear and opaque windows to the side. Laminate flooring, TV aerial point and wall light.

First Floor Landing

Aforementioned staircase from the ground floor. Carpeted flooring, radiator, coving and ceiling light. Useful storage cupboard with shelving, housing Glow.worm boiler. Doors leading to the following rooms:

Master Bedroom

UPVC double glazed window to the front. Ceiling light, radiator, carpeted flooring and TV aerial point. door to:

En-Suite

New three piece suite, comprising: shower, wash hand basin and WC.

Bedroom Two

UPVC double glazed window to the front. Range of fitted wardrobes and shelving. Carpeted flooring, ceiling light, TV aerial point, radiator and loft hatch.

Bedroom Three

UPVC double glazed window to the rear. Fitted wardrobes with mirrored sliding doors. Carpeted flooring, ceiling light and radiator.

Bathroom

UPVC double glazed obscure window to the rear. Three piece white suite, comprising: freestanding oval bath with wall mounted black mixer tap; wall mounted vanity unit with inset wash hand basin and black mixer tap; and WC with push button flush. Fully tiled walls and flooring, black ladder style towel radiator, wall mounted illuminated mirror, spot lighting and loft hatch.

External

To the front, there is a block paved parking space.

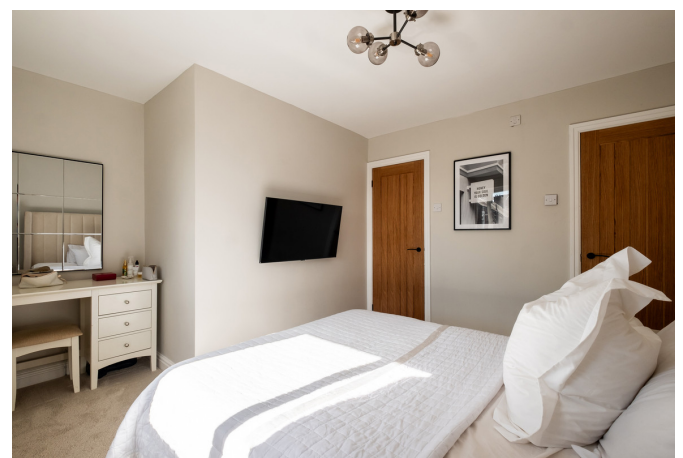
To the rear, a low maintenance paved rear garden provides the ideal space for relaxing or entertaining. Rear access gate to further parking space. External power and water tap.

Additional Information

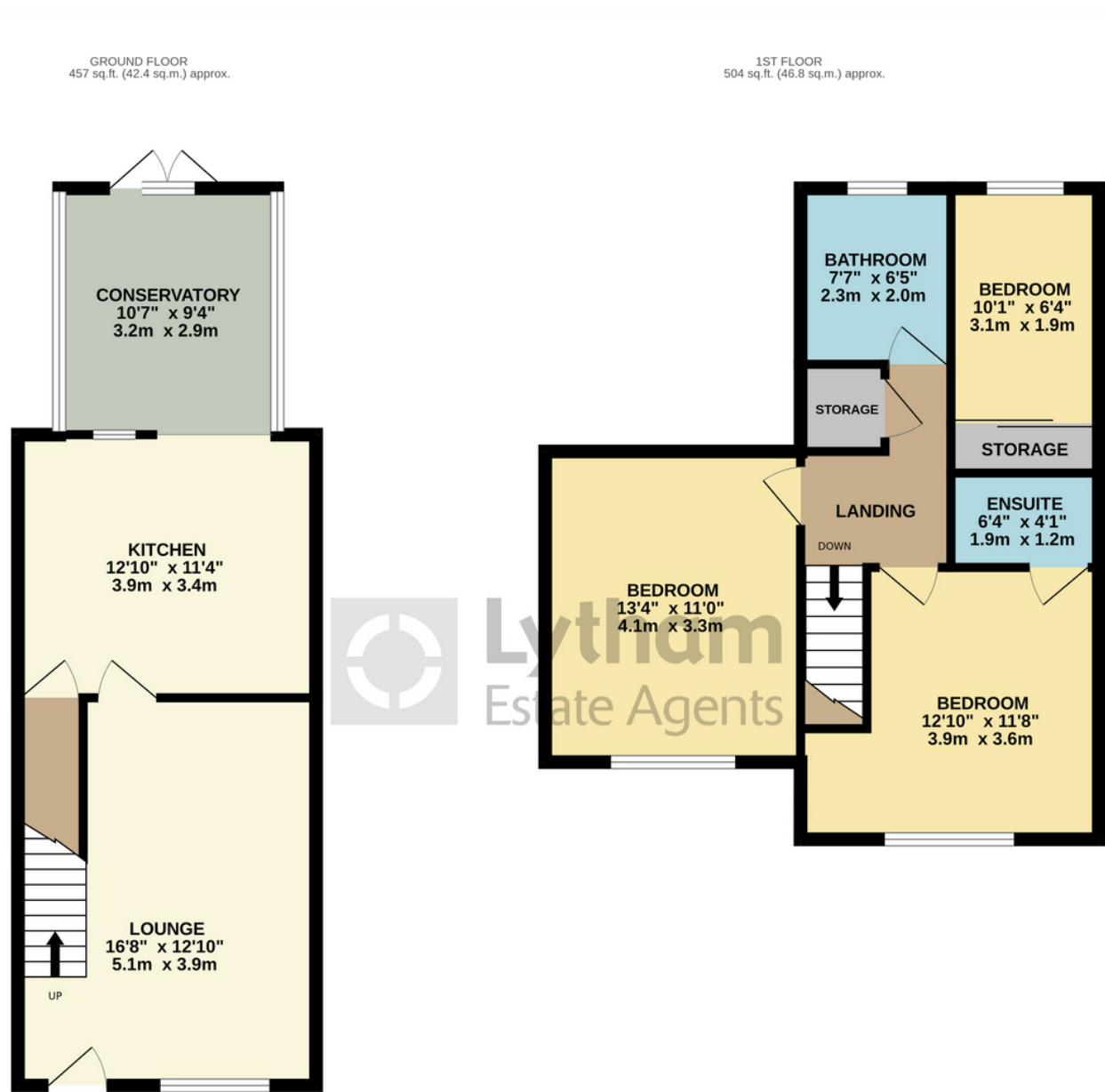
Newly refurbished including new bathrooms and flooring throughout.

Tenure -

Council Tax Band -



Floor Plans



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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