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4 Cheviot Avenue, Lytham FY8 4TE

£625,000

Well presented 4-Bedroom Detached Home in a peaceful Lytham Location. With ample off street parking, integral garage and generous living space. Viewing essential



Entrance Hall

Composite double glazed leaded external door and window to the front. Carpeted turned staircase leading to the first floor. Laminate flooring, coving, spot lighting and radiator. Doors leading to the following rooms:

WC

Double glazed obscure leaded window to the side. Two piece white suite, comprising: pedestal wash hand basin and chrome mixer tap; and WC with push button flush. Laminate flooring, radiator, part tiled walls and ceiling light.

Office

Double glazed leaded bay window to the front. Laminate flooring, coving, spot lighting and radiator.

Lounge

Double glazed leaded windows to the side and rear. Laminate flooring, radiators, TV aerial point, coving, spot lighting and feature fireplace with inset electric fire. Door to:

Dining Kitchen

Also accessed via door from Entrance Hall. UPVC double glazed French doors to the side and rear. Double glazed leaded window to the side. Glazed door leads to the Conservatory. Range of fitted wall and base units with matching island, incorporating granite work surfaces and inset double bowl stainless steel sink and drainer with flexible mixer tap. Integrated appliances include: refrigerator, freezer, dishwasher, Siemens oven/grill, and Siemens five ring gas hob with illuminated extractor above. Tiled splash backs, laminate flooring, coving, TV aerial points, spot lighting, radiators and useful pantry storage cupboard. Door to:

Dining Room

Double glazed leaded bay window to one side and floor to ceiling window to the other side. Laminate flooring, spot lighting, radiator and TV aerial point.

Conservatory

UPVC double glazed windows and external doors. Vinyl flooring, TV aerial point, wall lights, fitted blinds to the ceiling and a radiator.

First Floor Landing

Double glazed leaded window to the front. Aforementioned turned staircase from the ground floor. Carpeted flooring, coving, ceiling lights, loft access hatch with pull down ladder, and useful large storage cupboard housing hot water cylinder. Doors leading to the following rooms:

Master Bedroom

Double glazed leaded windows to the front and side. Range of fitted Hammond wardrobes and matching dresser. Coving, ceiling light, TV aerial point, carpeted flooring and radiators. Door to:

En-Suite

UPVC double glazed obscure window to the side. Four piece white suite, comprising: large walk-in shower area with glass screen, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; twin vanity units with inset wash hand basins and chrome mixer taps; and WC with push button flush. Tiled walls and flooring, spot lighting, extractor fan, chrome ladder style towel radiator and wall mounted illuminated mirrors.

Bedroom Two

Double glazed leaded window to the rear. Range of fitted wardrobes and matching dresser. Carpeted flooring, radiator, coving, ceiling light and TV aerial point. Opening to:

En-Suite

Three piece white suite, comprising: step-in shower enclosure with bi-folding screen door, wall mounted chrome controls and handheld shower attachment on riser rail; wall mounted wash hand basin with chrome mixer tap; and corner WC with push button flush. Wall mounted illuminated mirror, wall mounted mirrored vanity cabinet, chrome ladder style towel radiator, spot lighting and extractor fan.

Bedroom Three

Double glazed leaded windows to the rear. Range of fitted wardrobes and matching dresser. Coving, ceiling light, radiator and carpeted flooring.

Bedroom Four

Double glazed leaded window to the front. Fitted wardrobe, drawers and shelving. Carpeted flooring, ceiling light, coving and radiator.

Bathroom

Obscure double glazed leaded window to the side. Four piece white suite, comprising: panelled bath with chrome mixer tap and handheld shower attachment; step-in shower enclosure with bi-folding screen door, wall mounted chrome 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. Tiled walls and flooring, chrome ladder style towel radiator, spot lighting, extractor fan and wall mounted mirror with light.

External

To the front, the property benefits from a large block paved driveway, providing off road parking for multiple cars. Two attractive lawned garden areas featuring mature trees and shrubs. To the side, there is a further private garden with raised decked area hosting a large six seater hot tub/spa. Power, lighting and water taps. Paved area with large storage shed and greenhouse. Gated access to the front of the property. To the rear, the garden has been mostly paved with a well-manicured lawn and a variety of well stocked plants, trees and shrubbery. External power, lighting and water tap. Gated access to the front of the property.

Garage

Single garage with electric up and over garage door to the side. Power, lighting, wall mounted consumer units, wall mounted boiler and space and plumbing for washing machine and tumble dryer. Composite door to the side, leading to the side garden.

Additional Information

Large boarded loft space, providing ample storage, ideal for conversion.
Tenure - Freehold
Council Tax Band - G
Solar panels installed

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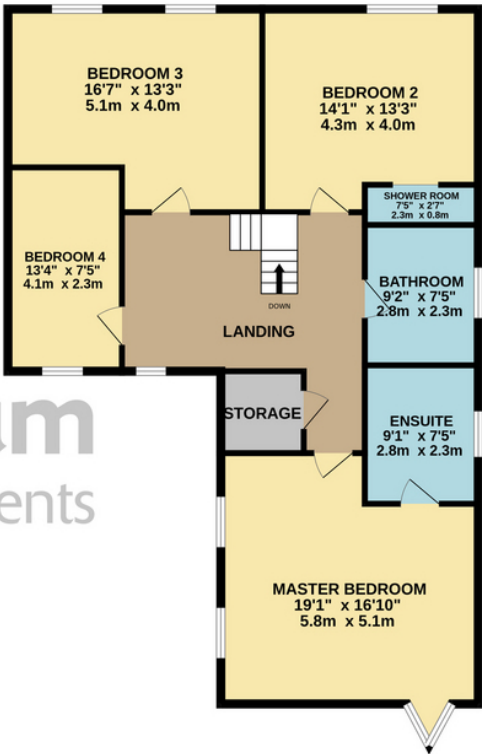


Floor Plans

GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA : 2350 sq.ft. (218.4 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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