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**5 Upper Westby Street, Lytham St. Annes FY8 5NQ**

**Offers In The  
Region Of**

*A spacious family home located in the heart of Lytham, featuring ample off-street parking, generous living areas, and a large garden. Viewing is essential to fully appreciate everything this property has to offer!*



**Porch**

With original tiled floor and sunken matwell. Double doors open from the front garden, leading to the inner hallway with attractive stained glass and leaded windows.

**Entrance Hall**

Featuring wood flooring, a panel radiator, corniced ceiling, and picture rails. The original staircase leads to the upper floors. Double doors open to the lounge.

**Living Room**

Polished wood flooring and a walk-in stone-dressed bay window overlooking the front garden. The focal point is a marble inset fireplace with a wood-burning stove and a period wood surround with mantle, set on a raised marble hearth. The room also features a high, corniced ceiling, an additional side window, and a double panel radiator.

**Dining Room**

Polished wood flooring and a walk-in bay window to the side. Corniced ceiling, double panel radiator, and a square arch leading to the family kitchen.

**Kitchen/Diner**

A modern family kitchen with a range of wall and base units, granite work surfaces, and an integrated sink with a granite draining board. Appliances include a Newworld gas oven and grill, Smeg cooking range with five-ring gas hob and extractor, integrated fridge, and Bosch dishwasher. The kitchen features a wood laminate floor, two double glazed windows, a pantry store cupboard, and an external door leading to the rear garden. The pantry also provides access to the basement, housing the gas central heating boiler and fuse box, and leads to a large cellar.

**WC**

Laminate flooring with part-tiled walls. Features a modern suite with a washbasin, low-level WC, heated towel rail, and an obscured double glazed window.

**Conservatory**

A bright conservatory with double glazed windows, a pitched roof, and double doors opening out to the garden.

**Bedroom One**

A spacious double bedroom with a stone-dressed bay window, fitted wardrobes with mirrored doors, and access to the en-suite bathroom.

**Ensuite**

This twin-access bathroom is fitted with ceramic floor and wall tiles, a three-piece suite including a corner bath, a tiled shower cubicle, a pedestal wash basin, and a low-level WC.

**Bedroom Two**

A large double bedroom with a stone-dressed bay window, fitted wardrobes, and a double panel radiator.

**Laundry Room**

Currently set up as a laundry room, this space features a side facing window and plumbing for a washing machine, but offers ample room for conversion into a comfortable double bedroom.

**Bedroom Three**

Double bedroom featuring fitted lower storage cupboards, a radiator and a window that overlooks the south-facing front garden.

**Bathroom**

Ceramic floor and wall tiles, this bathroom includes a curved panelled bath with shower screen and a plumbed shower. A vanity wash basin with a mirror and shaving point, chrome heated towel rail, and an obscured double glazed window complete the space.

**WC**

Fitted with a low-level WC and an obscured double glazed window.

**Teenage Suite**

A spacious double bedroom featuring a south-facing window and a double panel radiator. The room opens into a separate area with fitted wardrobes and a door to the ensuite.

**Ensuite**

This four-piece suite includes a corner panel bath with hand shower, a step-in shower cubicle, a pedestal wash basin, and a low-level WC.

**Study**

With a pitched ceiling and Velux roof light, this space can serve as an additional bedroom or study area.

**Cinema Room**

A large cinema room with ceiling downlighting, which could also be used as a bedroom. Double glazed windows overlook the front elevation.

**Second Teenage Suite**

With part-pitched ceiling, this suite features a Velux roof light, ceiling down lighting, and storage cupboards.

**Dressing Room**

A spacious walk-in dressing room with an obscured double glazed window.

**Ensuite**

The en suite offers a tiled step-in shower, a vanity wash basin, a low-level WC, and a chrome heated towel rail with underfloor heating.

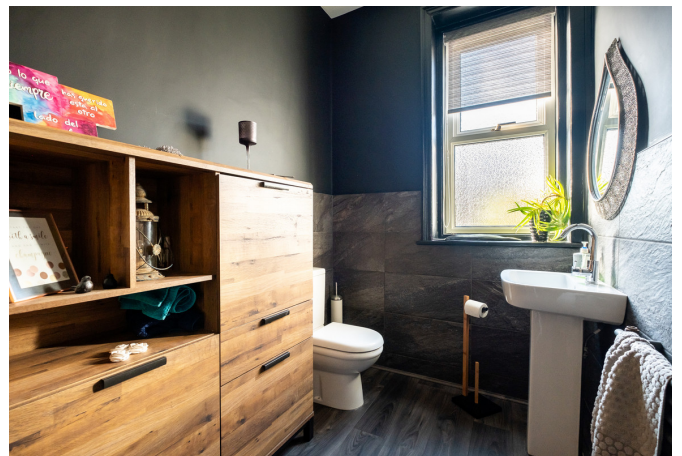
**External**

To the front of the property, there is off-road parking for three cars and an electric car charging point. The side and rear family garden is laid to lawn with slate patios, established hedging, and flower beds with mature trees and shrubs. The garden enjoys a sunny aspect.

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# Floor Plans

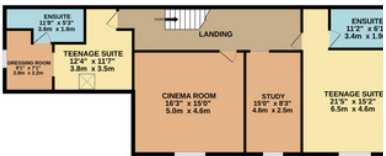
GROUND FLOOR  
1349 sq.ft. (125.3 sq.m.) approx.



1ST FLOOR  
1249 sq.ft. (116.0 sq.m.) approx.



2ND FLOOR  
1083 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA : 3680 sq.ft. (341.9 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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