



**Lytham**  
Estate Agents

**Lytham Estate Agents**  
2a Clifton Square,  
FY8 5JP

Telephone: 01253 796996

Email:  
info@lythamestateagents.co.uk

Website:  
www.lythamestateagents.co.uk/



**4 Bellingham Road, Lytham St. Annes FY8 4JQ**

**Guide Price**  
**£825,000**

*Spacious 3-Bedroom Detached Family Home in the Heart of Lytham with a generous plot and ample living space, viewing is essential. Available with no onward chain!*



**Entrance Hall**

Glazed solid wood double doors to the front. Wood flooring, coving, wall lights, under stairs storage cupboard and radiator. Turned carpeted staircase leading to the first floor. Doors leading to the following rooms:

**Living/Dining Room**

Spacious double reception room with UPVC double glazed windows to the front, side and rear. Double glazed sliding patio doors to the rear. Wood flooring, ceiling light, wall lights, coving, TV aerial point, radiators and contemporary wall mounted electric fire. Door to kitchen, further door to:

**Office**

UPVC double glazed window to the front. Radiator, wood flooring, coving and ceiling light. Range of fitted cupboards incorporating desk.

**Breakfast Kitchen**

UPVC double glazed windows to the rear and side. Velux skylight window. Range of fitted wall and base units incorporating laminate work surfaces, 1 ½ bowl sink and drainer with chrome mixer tap, and further small inset stainless steel sink with chrome mixer tap. Integrated appliances include: Bosch double oven/grill, Panasonic microwave, Bosch fridge freezer, and Bosch four ring electric hob with built-in extractor above. Space and plumbing for washing machine and tumble dryer. Tiled flooring and splash backs, spot lighting, breakfast table area and lighting under wall units. Door to:

**Inner Hall**

Wooden glazed external door to the rear. Velux skylight window. Tiled flooring, loft access hatch, radiator and ceiling light. Doors to:

**Utility Room**

UPVC double glazed window to the side. Tiled flooring, space and plumbing for washing machine, ceramic sink with twin chrome taps, fitted wall cupboards, Vaillant wall mounted boiler (installed 2024), radiator and ceiling light.

**WC**

UPVC double glazed obscure window to the side. Two piece white suite, comprising: pedestal wash hand basin with chrome mixer tap; and WC with handle flush. Chrome heated towel radiator, wall lights, part tiled walls and tiled flooring.

**First Floor Landing**

Aforementioned turned staircase from the ground floor. UPVC double glazed window to the front. Coving, wall lights, spot lighting, carpeted flooring, loft access hatch with pull down ladder, large linen cupboard housing hot water cylinder and large fitted wardrobe with mirrored sliding doors housing hanging rails and shelving. Doors leading to the following rooms:

**Shower Room**

UPVC double glazed obscure window to the front. Three piece white suite, comprising: Step-in shower enclosure with wall mounted chrome controls, fixed showerhead and glass screen door; wall mounted wash hand basin with chrome mixer tap; and WC with concealed cistern and handle flush. Tiled walls and flooring, white ladder style towel radiator, spot lighting, extractor fan and wall mounted mirror.

**Bedroom Three**

UPVC double glazed window to the rear. Radiator, carpeted flooring, coving, ceiling lights, built-in wardrobe, wall mounted dresser, mirror and pink wash hand basin with matching twin taps.

**Bedroom Two**

UPVC double glazed windows to the rear and side. Coving, carpeted flooring, wall lights, radiator, wall mounted mirror, built-in wardrobe with dresser and pink wash hand basin with twin chrome taps.

**Master Bedroom**

UPVC double glazed windows to the front and rear. Carpeted flooring, radiators, coving, wall lights and TV aerial point. Door to:

**En-Suite**

UPVC double glazed obscure window to the front. Four piece suite, comprising: panelled bath with chrome mixer tap; wall mounted wash hand basin with chrome mixer tap; WC with push button flush; and bidet with mixer tap. Tiled walls and flooring, ladder style towel radiator, spot lighting, large wall mounted mirror and wall mounted mirrored vanity cabinet with light.

**Garage**

Integral double garage with electric up and over door to the front. UPVC double glazed obscure window to the side. Radiator, power and lighting. Fitted shelving and loft access hatch with storage space above.

**External**

To the front, the landscaped garden is very private, featuring a sweeping driveway leading to the integral double garage, with a large lawn and well stocked borders hosting a variety of plants, shrubs and trees, plants. Paved patio areas and paths leading round the side to the rear garden. Large motorised sun-awning above the living room bay window. External lighting.

To the rear, the property boasts a large private landscaped gardens incorporating fruit/vegetable patch, well stocked bordering plants and trees, paved patio areas and sheltered rear porch. External water tap and hose.

**Additional Information**

Ample storage space with the main loft space having been part boarded and fully insulated.

Solar panels installed 2011.

Tenure – Leasehold for remainder of 999 year lease

Council Tax Band – F

No Chain

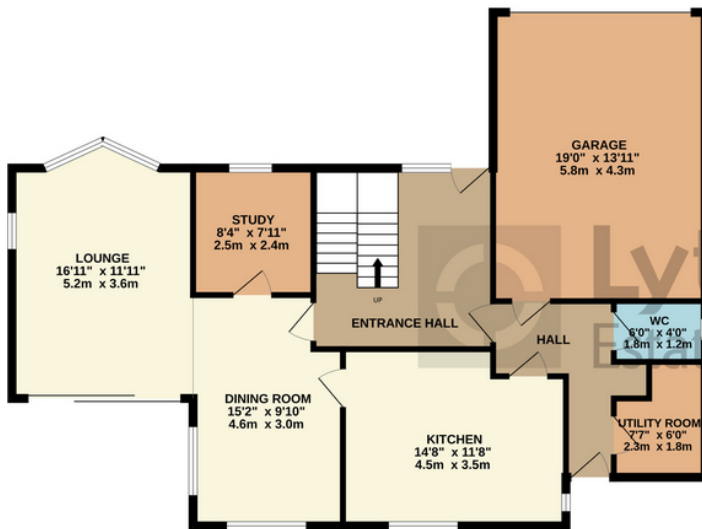
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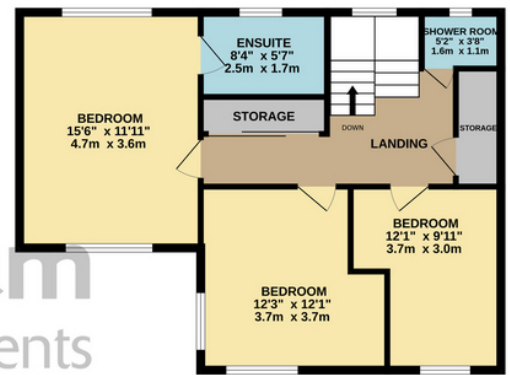


# Floor Plans

GROUND FLOOR  
1095 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1745 sq.ft. (162.1 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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