



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



2 The Knowle, Blackpool FY2 0RY

**Guide Price
£550,000**

Tranquil Oasis: 5-Bed Detached Gem with Impressive Views, Steps from Devonshire Road Rock Gardens & Backing onto Blackpool North Shore Golf Club. Built '91, Ready for Your Touch. Renovation Ready. Planning Permission Secured. Your Dream Home Awaits!



Entrance Vestibule

UPVC double glazed leaded obscure windows and external door to the side. Tiled flooring and spot lighting. Obscure glazed door and window to:

Entrance Hall

UPVC double glazed leaded obscure window to the side. Staircase leading to the first floor. Tiled flooring, dado rail, telephone point, spot lighting and radiator. Doors leading to the following rooms:

WC

UPVC double glazed obscure leaded windows to the front and side. Two piece white suite, comprising: wall mounted wash hand basin with chrome mixer tap and WC with handle flush. Tiled flooring, part tiled walls, wall light and radiator.

Dining Room

UPVC double glazed windows to the front and French doors to the side, leading out to the garden. Feature exposed brick wall with opening for fire, shared with the lounge. Coving, radiator, solid wood flooring and ceiling lights.

Lounge

UPVC double glazed window and French doors to the side, and further French doors to the rear. Aforementioned feature exposed brick wall with opening for fire, shared with the dining room. Solid wood flooring, coving, ceiling light, TV aerial point, radiators and feature obscure glass block window into the kitchen.

Breakfast Kitchen

UPVC double glazed window to the rear. Range of fitted original Italian wall and base units incorporating laminate work surfaces and inset stainless steel 1 ½ bowl sink and drainer with mixer tap, and matching breakfast table. Integrated appliances include: four ring gas hob with extractor above, electric oven and hidden space for microwave. Aforementioned feature obscure glass block window into the lounge. Pull-out larder cupboard, concealed bin storage, radiator, spot lighting, ceiling lights, and tiled walls and flooring. Door to:

Utility Room

UPVC double glazed leaded window to the front and external door to the side. Space and plumbing for washing machine, tumble dryer and fridge freezer. Tiled flooring, part tiled walls, and ceiling light. Door to:

Integral Double Garage

Large double garage with electric up and over door to the front. UPVC obscure double glazed leaded window to the side. Wall mounted consumer unit, open fitted units, power and lighting. Door to:

Office/Store Room

Wall light & solid wood flooring.

First Floor Landing

UPVC double glazed window to the side. Aforementioned staircase from the ground floor. Radiator, spot lighting, carpeted flooring, dado rail, stained glass skylight and large linen cupboard. Doors leading to the following rooms:

Master Bedroom

UPVC double glazed windows to the side and rear. Ceiling light, radiator and carpeted flooring. Large walk-in wardrobe with lighting, open clothes rails and shelving, with loft hatch. Door to:

En-Suite

UPVC double glazed stained glass round feature window to the side. Three piece white suite, comprising: step-in shower enclosure with wall mounted controls and fixed shower head; pedestal wash hand basin with mixer tap; and WC with handle flush. Tiled flooring, part tiled walls, radiator, wall light and wall mounted mirrored vanity cabinet.

Bedroom Two

UPVC double glazed window to the side. Ceiling light, open wardrobes, solid wood flooring, TV aerial point and mirrored radiator.

Bedroom Three

UPVC double glazed window to the side. Fitted wardrobes and desk. Radiator, spot lighting and solid wood flooring.

Bedroom Four

UPVC double glazed leaded window to the side. Range of fitted wardrobes and over bed storage, with cupboard and fitted mirror. Solid wood flooring, radiator and spot lighting.

Games Room/Large Fifth Bedroom

UPVC double glazed windows to the front, side and rear. This large versatile space would suit any number of uses. Radiator, TV aerial point, dado rail, spot lighting and carpeted flooring.

Family Bathroom

UPVC double glazed obscure leaded window to the front. Five piece suite, comprising: corner jacuzzi bath with twin taps; step-in shower enclosure with wall mounted controls, handheld shower attachment on riser rail, overhead rain shower and panelled splash backs; pedestal wash hand basin with mixer tap; WC with handle flush; and Bidet with mixer tap. Tiled walls and flooring, chrome ladder style towel radiator, ceiling light, and wall mounted mirror.

External

To the front, there is a block paved sloping driveway providing off road parking and leading to the integral double garage. A paved path leads round the front of the property to the side, with gated access to the garden.

To the side and rear, there is a large private south facing lawned garden with paved patio area and external lighting and power. A small store room houses a water tap. Gated access to the rear leads to the golf club.

Disclaimer

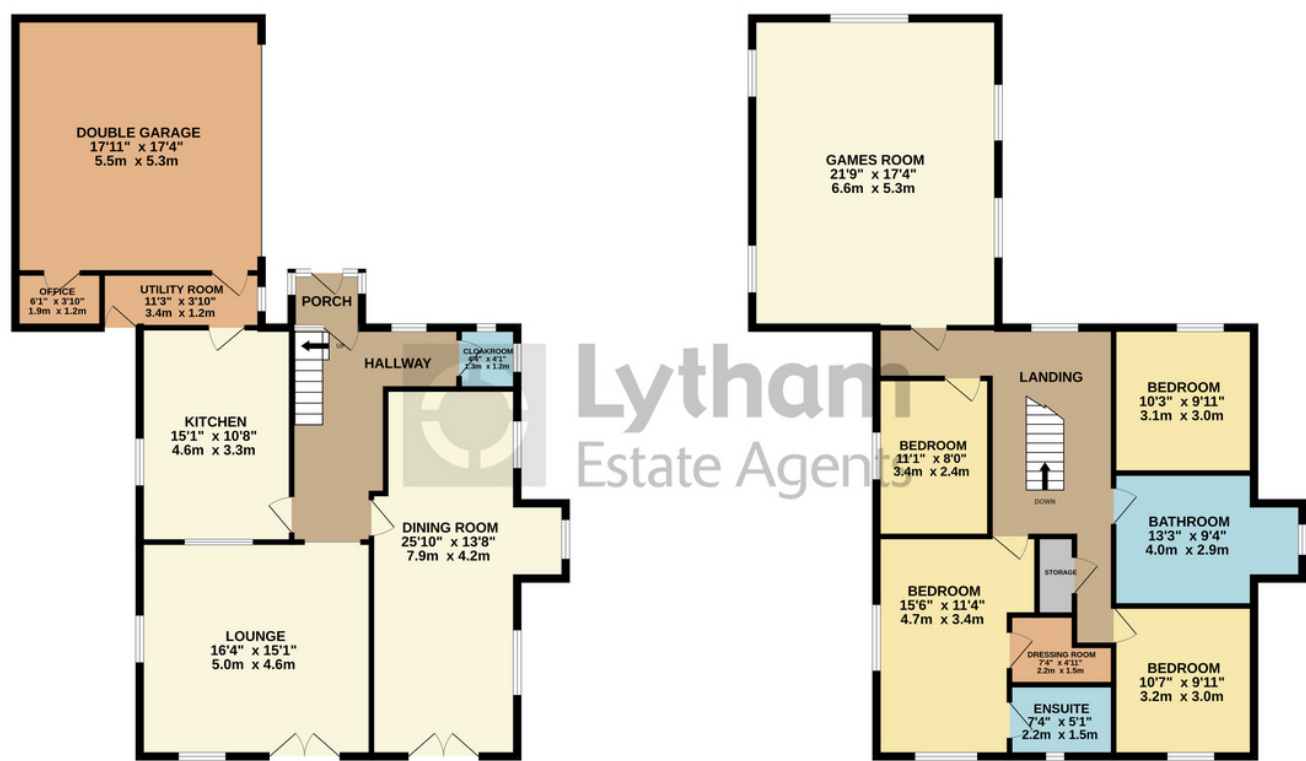
You may download or store this material for your own personal use and research. You may NOT republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner’s express prior written consent. The website owner’s copyright must remain on all reproductions of material taken from this website. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Floor Plans

GROUND FLOOR
1215 sq.ft. (112.9 sq.m.) approx.

1ST FLOOR
1196 sq.ft. (111.1 sq.m.) approx.



TOTAL FLOOR AREA : 2412 sq.ft. (224.1 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.
Made with Metropix ©2024