



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



15 Hermitage Way, Lytham St Annes FY8 4FX

£220,000

*Spacious Four-Bedroom Family Home On Sought-After Cypress Point Development, With
No Onward Chain*



Entrance Hall

UPVC obscure double glazed external door to the front. Laminate flooring, coving, ceiling light and under stairs storage cupboard. Carpeted staircase to the first floor.

WC

UPVC double glazed obscure window to the front. Two piece white suite, comprising: pedestal wash hand basin and twin chrome taps; and WC with handle flush. Ceiling light, wall mounted consumer unit, carpeted flooring and radiator.

Lounge

UPVC double glazed window to the front. Laminate flooring, ceiling light, wall lights, coving, radiator and TV aerial point.

Kitchen

UPVC double glazed window and French doors to the rear. Range of fitted wall and base units incorporating laminate work surfaces and inset 1 ½ bowl stainless steel sink and drainer with chrome mixer tap. Integrated Montpellier oven and AEG 4 ring gas hob with extractor above. Space and plumbing for washing machine, tumble dryer and dishwasher. Space for freestanding fridge freezer. Tile effect vinyl flooring, ceiling lights, tiled splash backs and wall mounted Alpha boiler.

Office

UPVC double glazed window to the rear. Laminate flooring, radiator, coving and ceiling light.

First Floor Landing

Aforementioned staircase from the ground floor. Carpeted flooring, coving, loft access hatch and ceiling light. Doors leading to the following rooms:

Bedroom One

UPVC double glazed window to the front. Carpeted flooring, radiator, coving and ceiling light. Door to:

En-Suite

Three piece suite, comprising: step-in shower enclosure with glass screen door, wall mounted chrome controls and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and twin chrome taps; and WC with push button flush. Large wall mounted mirror with lighting and shaver point. Part tiled walls, tile effect vinyl flooring, radiator, ceiling light and extractor fan.

Family Bathroom

Three piece white suite comprising: panelled bath with curtain, chrome mixer tap and handheld shower attachment; pedestal wash hand basin with twin chrome taps; and WC with handle flush. Tile effect vinyl flooring, shaver point, extractor fan, ceiling light, part tiled walls and radiator.

Bedroom Two

UPVC double glazed window to the rear. Laminate flooring, radiator and ceiling light.

Bedroom Three

UPVC double glazed window to the rear. Laminate flooring, radiator and ceiling light.

Bedroom Four

UPVC double glazed window to the front. Laminate flooring, radiator and ceiling light.

External

To the front, there is a small lawned garden with paved path leading to the front door.
To the rear, the garden is mostly lawned with a paved patio area. Water tap and gated access to the side.

Garage

Single garage with up and over door. Parking in front of garage.

Additional Information

Tenure - Leasehold
Council Tax Band - D
Cypress Point Maintenance Charge - £447.23 pa
Ground Rent £130 pa

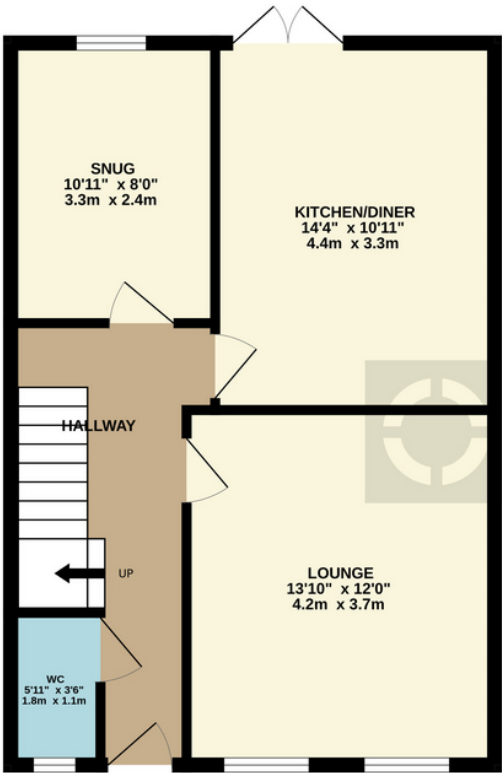
Disclaimer

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.

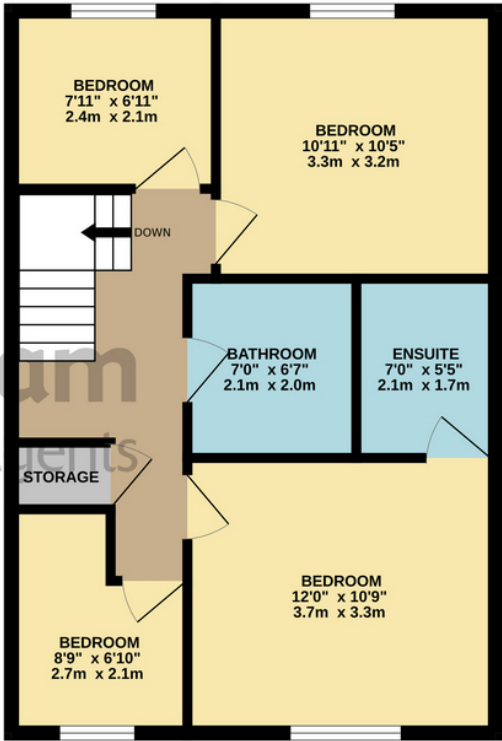


Floor Plans

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.4 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.

Made with Metropix ©2025