



**10 Hampstead Close, Lytham, Lancashire FY8 4RX**

**£425,000**

*Delightful 2-Bedroom Detached Bungalow just minutes from Lytham Town Centre.  
Featuring off-street parking, a lovely rear garden, and a garage. Offered chain-free.*



**Entrance Hall**

UPVC double glazed external door and adjacent window to the side. Radiator, telephone point, wall mounted heating control panel and airing cupboard housing Main Eco Elite combi boiler. Loft access hatch with pull down ladder leading to part boarded loft space with light. Doors leading to the following rooms:

**Lounge** 5.87m x 4.57m

UPVC double glazed French doors and adjacent windows, leading to the rear garden. Door and UPVC double glazed windows into the conservatory. Radiators, corniced ceiling, TV aerial point and ceiling and wall light points. Feature modern fireplace with raised hearth and matching inset with electric fire.

**Dining Kitchen** 5.31m x 3.35m

Range of modern fitted wall and base units, incorporating heat resistant roll edged work surfaces, open display unit, downlighting and inset 1 ½ bowl sink and drainer with chrome mixer tap. Built-in appliances include: Hotpoint five ring gas hob with illuminated extractor above, electric oven and grill, fridge freezer and dishwasher. Spot lighting and tiled flooring with electric under floor heating and wall mounted control panel. Open plan to:

**Conservatory** 4.80m x 2.26m

UPVC double glazed windows and French door leading t the rear garden. Matching tiled flooring with electric under floor heating. Pitched and panelled ceiling, spot lighting and radiator.

**Bedroom One** 3.99m x 2.69m

UPVC double glazed window to the front. Corniced ceiling, radiator and fitted wardrobes.

**Bedroom Two** 3.30m x 3.07m

UPVC double glazed window to the front. Corniced ceiling, radiator, TV aerial point, telephone point and fitted wardrobes.

**Shower Room**

UPVC double glazed obscure window. Three piece white suite, comprising: step-in shower cubicle with overhead rain shower and handheld shower attachment; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Chrome ladder style towel radiator, extractor fan and fully tiled walls and flooring.

**External**

To the front, an open plan lawned garden with central rockery. A paved driveway provides ample off road parking and leads to the garage. Gated paved area to the side, ideal for bin storage. To the rear, the private south facing garden is laid to lawn with well stocked flower beds, shrubs, trees and rockeries. Paved patio and stone chipped areas. External lighting, power and water points.

**Garage** 5.61m x 3.53m

Extended single garage. Electric up and over door to the front. UPVC double glazed window and personal access door to the side, leading to the rear garden. Space and plumbing for washing machine and tumble dryer. Further space for additional appliance. Power and lighting.

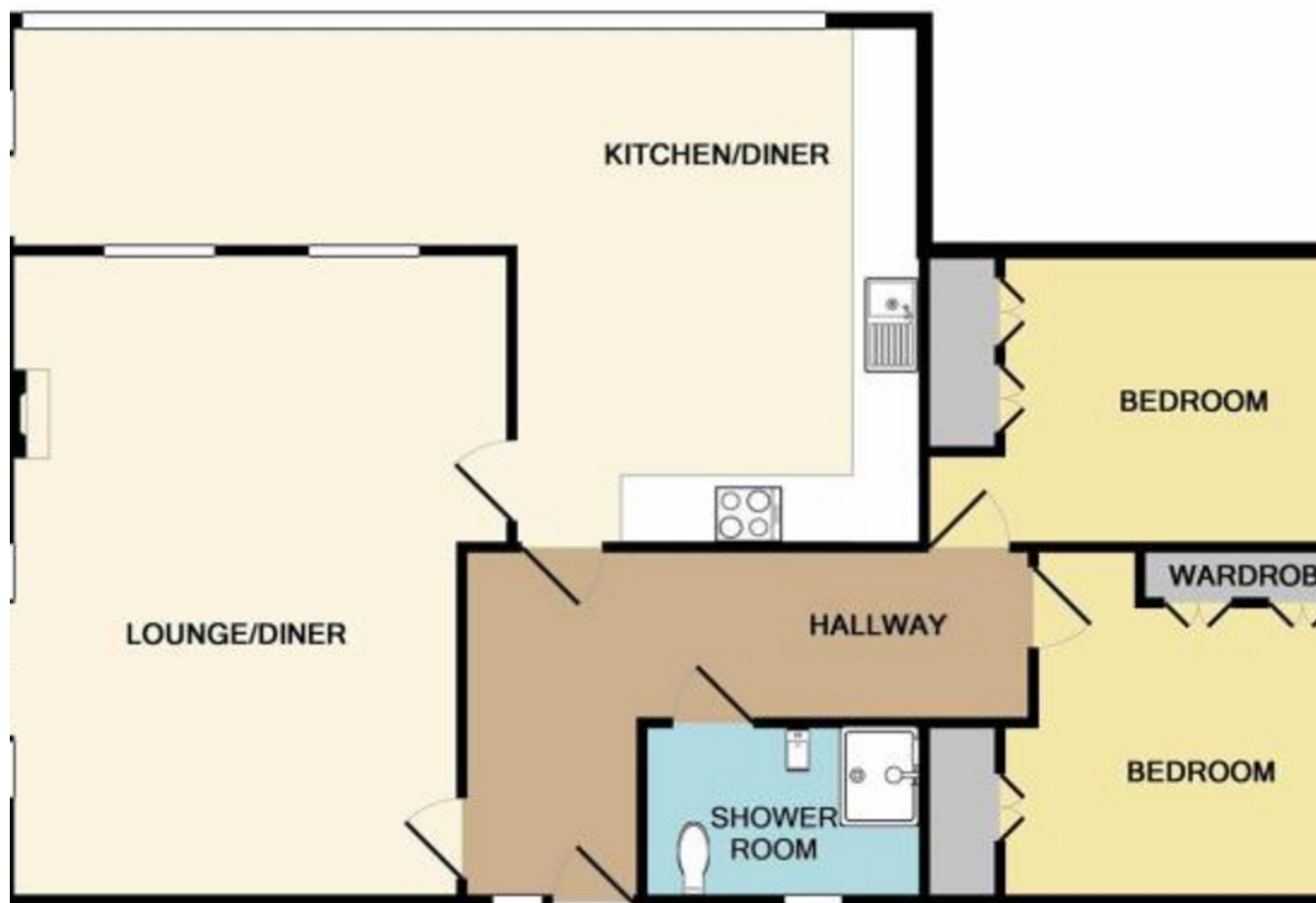
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## Floor Plans



TOTAL APPROX. FLOOR AREA 960 SQ.FT. (89.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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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