



8 Beach Avenue, Lytham FY8 1BA

£750,000

This stunning period semi-detached family home enjoys an ideal location near Fairhaven Lake and Granny's Bay, with both Lytham and St Annes town centres easily accessible.



Entrance Vestibule

Solid wood external door and leaded stained glass window to the front. Original mosaic tiled flooring, coving and ceiling light. Door with obscure glazed panel and matching surrounding windows to:

Entrance Hall

Wooden staircase with carpet runner leading to the first floor. Large format tiled flooring, radiator, coving, ceiling light and spot lighting. Doors leading to the following rooms:

Lounge

UPVC double glazed bay window to the front. Feature fireplace with marble surround, granite hearth and tiled recess housing AGA multi-fuel burner. Coving, ceiling light with period moulding, wall lights and radiator.

Living/Dining Room

UPVC double glazed windows to the side and rear, with electric blinds. Feature stone fireplace with recess for fire. Coving, radiator, period moulding with ceiling light and wall light.

Ground Floor WC

Two piece white suite, comprising: wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Tiled flooring and splash backs, spot lighting, extractor fan, and useful under stairs storage cupboard housing consumer unit.

Open Plan Living Dining Kitchen

UPVC double glazed windows to the side and French doors to the rear. Range of fitted wall and base units, matching island with breakfast bar and dining table, and bespoke work surfaces incorporating 1 ½ bowl sink with chrome mixer tap. Integrated appliances include: washing machine, tumble dryer, Neff four ring hob, Neff double oven/grill, Neff microwave, Bosch dishwasher and CDA wine cooler. Space for large American style fridge freezer. Matching storage cupboards housing Glow Worm boiler. Pop-up power socket, Strip lighting above and below wall units, laminate flooring, contemporary radiators and low hanging ceiling lights.

First Floor Landing

Aforementioned staircase from the ground floor. Carpeted flooring, coving, spot lighting, fitted under stairs storage cupboards and leaded stained glass skylight window. Doors leading to the following rooms:

Bedroom Two

UPVC double glazed window to the rear. Carpeted flooring, spot lighting and radiator. Door to:

En-Suite

UPVC double glazed obscure window to the side. Three piece white suite, comprising: step-in corner shower enclosure with sliding screen doors, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin with twin chrome taps; and WC with push button flush. Tiled flooring, part tiled walls, radiator, spot lighting and loft access hatch with pull down ladder.

Bedroom Three

UPVC double glazed bay window to the front. Painted decorative fireplace. Fitted wardrobes, coving, period moulding with ceiling light, radiator and carpeted flooring.

Bedroom Four/Office

UPVC double glazed window to the rear. Coving, ceiling light with period moulding, wall lights, radiator, fitted shelving and laminate flooring.

Family Bathroom

UPVC double glazed obscure window to the side. Five piece white suite comprising: freestanding bath with central chrome mixer tap and handheld shower attachment; step-in shower enclosure with glass shower screens, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; twin vanity units with inset wash hand basins and chrome mixer taps; and WC with push button flush. Tiled splash backs, painted wood flooring, spot lighting, coving contemporary vertical radiator and chrome ladder style towel radiator.

Dressing Room

UPVC double glazed part opaque window to the front. Range of fitted wardrobes and drawers, carpeted flooring, spot lighting, contemporary vertical radiator and staircase leading to the second floor Master Bedroom Suite.

Master Bedroom Suite

UPVC double glazed window to the rear. Velux skylight windows with integrated blinds. Fitted cupboards and drawers with steps leading up to a bath set within a tiled surround with chrome mixer tap. Feature central headboard wall with recessed mirrored shelf. Laminate flooring, TV aerial point, spot lighting and ceiling light. Further four piece white suite comprising: step-in corner shower glass sliding door, Mira electric shower unit and handheld shower attachment on riser rail; vanity unit with inset twin wash hand basins and matching chrome mixer taps; and WC with concealed cistern and wall mounted push button flush. Tiled splash backs, shaver point, chrome ladder style towel radiator and wall mounted mirror with lights.

External

To the front, the driveway provides off road parking, adjacent to a small artificial lawned area with bordering plants and tree. Gated access to the rear garden. To the rear, the garden is mostly paved with an artificial lawn, bordering trees, shrubbery and wooden shed. A UPVC double glazed shelter provides the ideal space for entertaining in all weathers and useful outdoor storage. There is also external power, water tap and lighting.

Additional Information

Tenure - Freehold
Council tax band - E

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Floor Plans

