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**36 Rowsley Road, Lytham St. Annes FY8 2NT**

**Guide Price  
£495,000**

*Discover this beautifully renovated five-bedroom family home, featuring luxurious en-suites, a stunning open-plan kitchen, and a meticulously landscaped garden, perfect for modern living and entertaining. VIDEO TOUR AVAILABLE!*



**Entrance Hall**

Composite double glazed leaded external door and surrounding windows to the front. Further UPVC double glazed leaded window to the front. Carpeted turned staircase leading to the first floor with oak and glass balustrade. Tiled flooring to entrance, wood flooring, meter cupboard, radiator, ceiling light and useful under stairs storage cupboard. Doors leading to the following rooms:

**Lounge**

UPVC double glazed leaded bay window to the front. UPVC double glazed obscure leaded window to the side. Feature chimney breast, with recess for TV, incorporating contemporary electric fire. Carpeted flooring, ceiling light and radiator.

**Dining Kitchen**

Powder-coated aluminium bi-folding doors to the rear. Range of fitted units with contrasting island, granite work surfaces, oak breakfast bar, and large under mount ceramic sink and chrome mixer tap. Integrated appliances include: Zanussi double ovens/grills, microwave oven and warming drawer; wine cooler; Lamona dishwasher and fridge freezer; and Hotpoint induction hob with Lamona illuminated extractor above. Wood flooring, radiator, spot lighting, and TV aerial points. Door to:

**Bedroom Five**

UPVC double glazed French doors to the rear. Spot lighting, carpeted flooring, radiator and TV aerial point. Door to:

**En-Suite**

Three piece white suite, comprising: step-in shower enclosure with glass sliding door, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; vanity unit with inset wash hand basin and chrome mixer tap; and WC with concealed cistern and push button flush. Spot lighting, chrome ladder style towel radiator, extractor fan, and marble tiled walls and flooring.

**Study**

UPVC double glazed leaded window to the side. Carpeted flooring, ceiling light, TV aerial point and radiator. Door to:

**Utility Room**

UPVC double glazed leaded window to the side. Range of fitted units with laminate work surface incorporating inset single bowl stainless-steel sink and drainer with chrome mixer tap. Space and plumbing for washing machine. Cupboard housing Main Eco boiler. Wood flooring, ceiling light and radiator.

**First Floor Landing**

Aforementioned staircase from the ground floor. Carpeted flooring, radiator and ceiling light. Doors leading to the following rooms:

**Master Bedroom**

UPVC double glazed leaded bay window to the front. Radiator, carpeted flooring, ceiling light and TV aerial point. Door to:

**En-Suite**

Three piece white suite, comprising: step-in shower enclosure with glass sliding door, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Wall mounted illuminated mirror, spot lighting, chrome ladder style towel radiator, extractor fan and marble tiled walls and flooring.

**Bedroom Two**

UPVC double glazed window to the rear. Ceiling light, carpeted flooring, radiator and TV aerial point.

**Bedroom Three**

UPVC double glazed window to the rear. Ceiling light, carpeted flooring, radiator and TV aerial point.

**Bedroom Four**

UPVC double glazed leaded windows to the front. Ceiling light, carpeted flooring, radiator and TV aerial point.

**Family Bathroom**

UPVC double glazed obscure leaded window to the side. Four piece suite, comprising: tiled panelled bath with chrome mixer tap and handheld shower attachment; walk-in shower area with wall mounted chrome controls, handheld shower attachment on riser rail, and overhead rain shower; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Chrome ladder style towel radiator, wall mounted illuminated mirror, extractor fan, spot lighting, and marble tiled walls and flooring.

**External**

To the front, the garden has been recently paved in Indian Stone, for ease of maintenance, with a driveway providing off road parking.

To the rear, the property has been mostly laid to lawn, with a marble tiled patio area and raised terrace.

**Disclaimer**

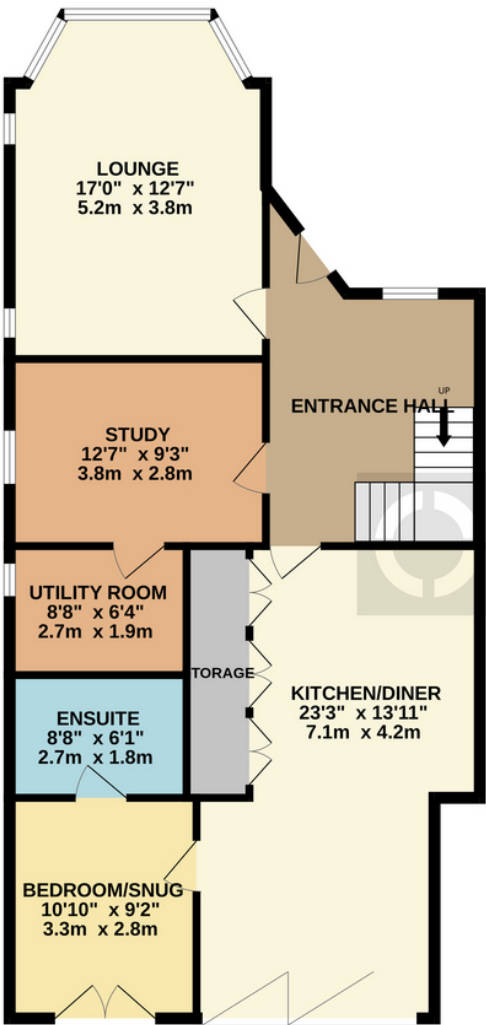
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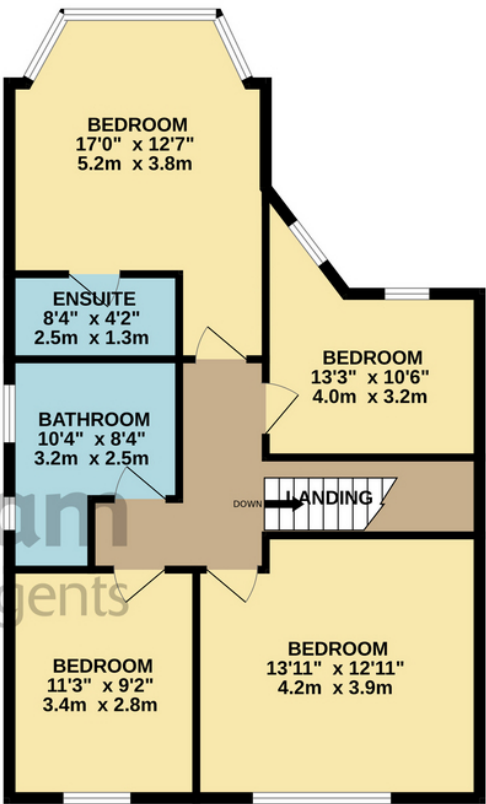


Floor Plans

GROUND FLOOR  
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1719 sq.ft. (159.7 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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