



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square
Lytham
Lancashire FY8 5JP

Telephone
01253 796996

E-mail
info@lythamestateagents.co.uk
Web
www.lythamestateagents.co.uk



25 Bryning Lane, Wrea Green, PR4 2WJ

Guide price £745,000

Available With No Forward Chain - This Period Detached Four Bedroom Family Home Offers Fantastic Potential, Requiring Some Refurbishment. Ideally Located In Wrea Green, Just A Short Walk From The Picturesque Village Green & The Grapes Pub. The Property Briefly Comprises: Reception Hall, Lounge, Sitting Room, Dining Room, Dining Kitchen, Cloakroom/WC, Four Bedrooms, Shower Room, Separate WC And Bathroom.

Detached Double Garage With A Versatile Annexe Above, Various Brick Built Outbuildings, Driveway, Off Road Parking And Beautiful Large Private Gardens To The Front And Rear... Viewing Essential.



Entrance Hall



Wooden part glazed exterior door and window to the side. Leaded stained glass window to the rear. Coving, radiators, ceiling light, wall lights, telephone point, turned staircase leading to the first floor, and under stairs storage area housing consumer unit. Doors to the following rooms:

Lounge



Leaded bay window to the front with window seat. Further window to the side. Feature fireplace with open fire, wooden mantle and tiled back and hearth. Coving, ceiling light, radiator and TV aerial point.

Sitting Room



Leaded bay window to the front. Obscure leaded windows to the front and rear. Stone fireplace with space for freestanding fire. Ceiling and wall lights, coving and radiator.

Cloakroom/WC

Obscure window to the side. Two piece suite, comprising: wall mounted wash hand basin with twin chrome taps, and WC. Range of fitted wardrobes, ceiling light, wood flooring, radiator and tiled splash backs.

Dining Room

UPVC double glazed obscure window to one side and timber framed leaded window to the other side. Radiator, picture rail, low hanging ceiling light and fitted cupboards. Door to:

Kitchen



UPVC double glazed windows to the rear and side. Wooden part glazed external door to the side. Range of fitted units incorporating tiled work surfaces and inset ceramic 1 ½ bowl sink and drainer with chrome mixer tap. Integrated Creda oven and four ring electric hob. Built-in AGA. Coving, strip lighting, ceiling light and sliding door leading to pantry with shelving.

First Floor Landing

Obscure leaded stained glass window to the side. Further leaded window to the rear. Ceiling lights and radiator. Doors leading to the following rooms:

Bedroom One



Leaded bay window to the front. Ceiling light, coving, picture rail and radiator.



Lytham
Estate Agents



Bedroom Two



Leaded bay window to the front. Range of built-in wardrobes. Coving, ceiling light and radiator.

Bedroom Three



Leaded windows and door to the rear leading out to a small stone balcony overlooking the rear garden. Built-in wardrobe. Coving, ceiling light and radiator.

Shower Room

Leaded obscure stained glass window to the side. Charlotte two piece suite, comprising: pedestal wash hand basin with twin chrome taps; and step-in shower enclosure with wall mounted controls and shower head. Tiled splash backs, coving, wood flooring, chrome ladder style towel radiator, ceiling light, loft hatch and built-in airing cupboards.

Separate WC

Obscure leaded stained glass sash window to the side. Charlotte WC. Ceiling light and coving.

Bedroom Four/Study

Leaded window to the rear. Built-in wardrobe, shelving and desk. Ceiling light, radiator and coving.

Bathroom



Obscure leaded stained glass window to the side. Sanitan three piece white suite, comprising: panelled bath with chrome mixer tap and handheld shower attachment; vanity unit with inset wash hand basin and twin chrome taps; and WC. Tiled flooring, part tiled walls, radiator, wall lights, spot lighting, extractor fan and cupboard housing hot water cylinder.

External



To the front, the property is approached via a long driveway with landscaped front garden which has been laid to lawn with a variety of plants, shrubs and trees affording plenty of privacy.

To the rear, the driveway continues leading to off road parking spaces and a double garage with annexe above. Range of brick built outbuildings with power and lighting include utility, workshop and storage rooms. The gardens have also been landscaped to include a wide range of plants, shrubs and trees (including fruit trees), with a large private lawned area.

Garage

Detached double garage with up and over electric door. Water tap, power and lighting. External stone staircase leads to:

Annexe

This versatile space would be ideal for use as an office, gym, games room or guest accommodation, featuring power, lighting and electric radiator. UPVC double glazed door and windows to the front and further window to the rear. Wood panelled walls and vinyl flooring.



Lytham
Estate Agents

Additional Information

Tenure - Freehold

Council Tax Band - G

EPC Results

Current Energy Efficiency Rating - E (45)

Potential Energy Efficiency Rating - D (60)

Current Environmental Impact Rating - E (46)

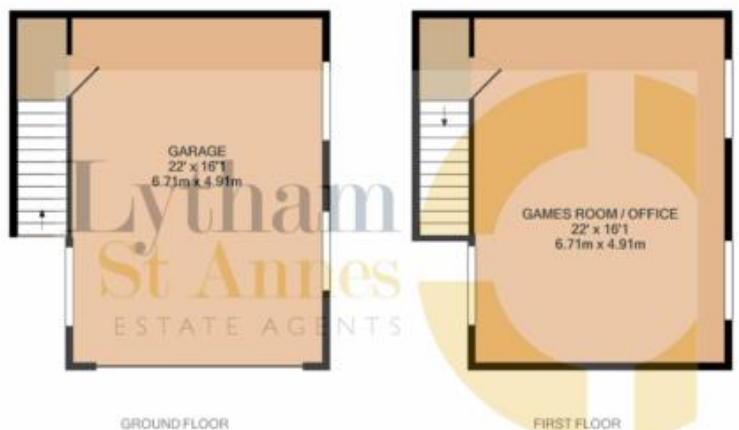
Potential Environmental Impact Rating - D (59)

Floor Plans



Disclaimer:

We take every care to ensure that details shown are correct. However, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated the condition of the heating system, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.



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 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 (2020)



Lytham
Estate Agents