



Lytham
Estate Agents

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22 Duckworth Avenue, Wrea Green PR4 2EJ

Guide Price
£545,000

Located in the picturesque Wrea Green, this stunning five-bedroom detached family home features an open-plan kitchen, orangery, two en-suites, and a sunny south-facing garden. Just a short drive to Lytham and the M55.



Entrance Hallway 3.00m x 1.93m (9'10 x 6'4)

Composite entrance door with opaque double glazed leaded glass inserts and opaque double glazed windows to both sides. Staircase leading to the first floor. Tiled flooring, radiator, coving, ceiling light and under stairs storage cupboard. Oak doors leading to the following rooms:

Ground Floor WC 1.75m x 1.09m (5'9 x 3'7)

UPVC double glazed opaque window to the side. Two piece contemporary white suite comprising pedestal wash hand basin and WC, tiled flooring, radiator and spot lighting.

Lounge 6.71m'1.52m x 3.38m (22'5 x 11'1)

Large reception room with UPVC double glazed bay window to the front. Coving, radiators, ceiling lights, and TV aerial and telephone points. Oak double doors to:

Orangery 5.92m x 3.58m (19'5 x 11'9)

Superb Orangery with UPVC double glazed windows to both sides and rear. Bi-folding doors leading to the rear garden. Wall mounted electric radiator, tiled flooring, TV aerial point, spot lighting and fantastic overhead sky lantern. Open plan to:

Dining Kitchen 6.27m x 5.74m (20'7 x 18'10)

Large open plan dining kitchen with UPVC double glazed window to the rear. Range of contemporary fitted wall and base units with laminate work surfaces and inset 1 ½ bowl sink and drainer with flexi chrome mixer tap. Integrated Electrolux appliances include: electric double oven, five ring gas hob with illuminated extractor above, dishwasher and refrigerator. Tiled flooring, spot lighting, radiators, coving and TV aerial point. Door to:

Utility Room 2.62m x 1.75m (8'7 x 5'9)

UPVC double glazed opaque door to the side. Range of contemporary fitted units with integrated freezer and cupboard housing 'Logic' boiler. Tiled flooring, ceiling light and radiator. Door to:

Study / Bedroom Six 4.98m x 2.51m (16'4 x 8'3)

UPVC double glazed window to the side. UPVC double glazed opaque double door to the rear. Radiator, TV aerial point and ceiling light.

First Floor Landing 3.86m x 3.07m (12'8x 10'1)

Aforementioned staircase from the ground floor. UPVC double glazed window to the front. Radiator, cupboard housing hot water cylinder, loft access hatch and ceiling light. Doors leading to the following rooms:

Bedroom One 5.03m x 3.94m (16'6 x 12'11)

UPVC double glazed windows to the side. Range of fitted wardrobes providing excellent storage space. Radiators, TV aerial point and ceiling light. Door to:

En-Suite 2.29m x 1.19m (7'6 x 3'11)

UPVC double glazed opaque window to the side. Four piece contemporary white suite, comprising: panelled bath with mixer tap; shower enclosure with handheld shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Tile effect vinyl flooring, chrome ladder style towel radiator, and spot lighting.

Bedroom Two 3.45m x 3.20m (11'4 x 10'6)

UPVC double glazed window to the rear. Range of fitted wardrobes, radiator, TV aerial point and ceiling light. Door to:

En-Suite 2.29m x 1.19m (7'6 x 3'11)

UPVC double glazed opaque window to the side. Three piece white suite, comprising: large shower enclosure with handheld shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Tile effect vinyl flooring, chrome ladder style towel radiator, spot lighting.

Bedroom Three 3.28m x 2.16m (10'9 x 7'1)

UPVC double glazed window to the front. Radiator, ceiling light and TV aerial point.

Bedroom Four 3.40m x 2.74m (11'2 x 9'0)

UPVC double glazed window to the rear. Radiator, ceiling light and TV aerial point.

Bedroom Five 2.90m x 2.16m (9'6 x 7'1)

Single bedroom with UPVC double glazed window to the rear. Ceiling light and radiator.

Bathroom 2.29m x 1.83m (7'6 x 6'0)

UPVC double glazed opaque window to the side. Four piece white suite, comprising: panelled bath with chrome mixer tap; shower enclosure with handheld shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Tile effect vinyl flooring, chrome ladder style towel radiator and spot lighting.

External

To the front, there is a large tarmac driveway providing off road parking for several cars and access to the garage. Large laid to lawn area to the side of the property with plants, trees and shrubs. To the rear, there is a beautifully presented south facing sunny rear garden which has been laid to lawn with raised decking area, slate chippings to the sides and concealed bin storage area.

Garage 4.98m x 2.36m (16'4 x 7'9)

Integral single garage with up and over door to the front. Power and lighting.

Additional Information

Tenure - Leasehold
Ground Rent - £300 per year
Council Tax Band – F
Fully alarmed
The property has been re-decorated/renovated throughout within the last 14 months.

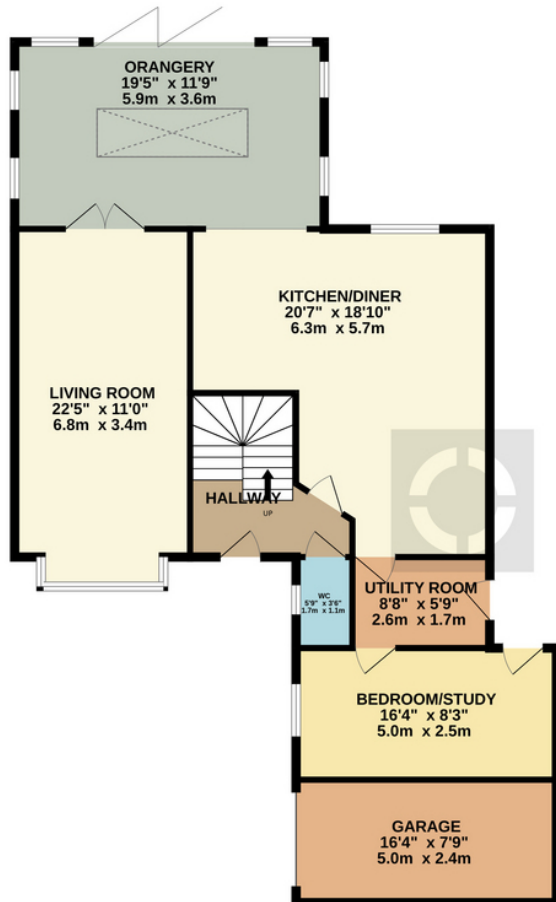
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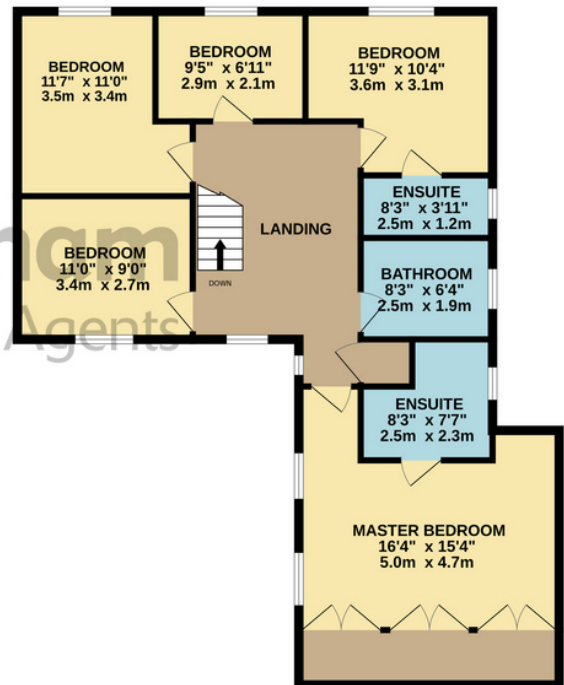


Floor Plans

GROUND FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



1ST FLOOR
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA : 2133 sq.ft. (198.2 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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