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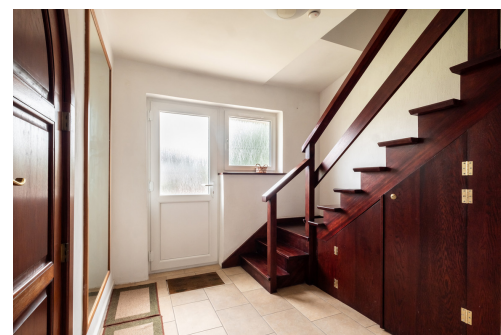
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**168 Lytham Road, Warton PR4 1AH**

**Guide Price  
£229,950**

*Deceptively spacious dormer bungalow located just a short drive from Lytham town centre. Features generous living accommodation and a stunning open-plan kitchen diner. Available with no onward chain!*



**Entrance Hall**

Features a UPVC door with insert obscured glass window opening into the hallway. Includes tiled flooring, a ceiling pendant light, and a radiator. Stairs to the first floor with under-stairs storage. Doors to the following rooms

**Living Room**

Includes wood flooring, a front-facing UPVC double-glazed window with window seat, a radiator, four wall mounted lights, and a brick-built fireplace with a gas fire.

**Kitchen Diner**

Includes tiled flooring and two side-facing double-glazed UPVC windows, along with a rear-facing window and a UPVC door leading to the rear garden. It features a range of wall and base units with contrasting laminate worksurfaces and splashback. The kitchen is equipped with a large sink with mixer tap and drainer, integrated fridge freezer space, washer dryer, Lamona dishwasher, Lamona four-ring induction hob, and an oven. There is ample space for a dining room table and four chairs. Additionally, three pendant lights hang over the breakfast bar, which has space for chairs, along with a ceiling light fitting and a radiator.

**Ground Floor Shower Room**

Tiled flooring and walls. Side facing obscured double-glazed window. Equipped with a WC with button flush, chrome heated towel rail, a wall-mounted wash basin with mixer tap and a vanity. Step-in shower cubicle with tiled flooring, tiled walls, and a shower attachment.

**Ground Floor Bedroom**

Features laminate flooring, a rear-facing UPVC double-glazed window, pendant light and a radiator.

**First Floor Landing**

Laminate flooring and ceiling downlighting. It includes a radiator and a door to a storage cupboard housing the combi boiler. A UPVC door opens to a private balcony with metal railing, offering views of the rear garden.

**Bedroom Two**

Carpeted double bedroom with a ceiling spotlights. Front-facing UPVC double-glazed window. Fitted wardrobes, chest of drawers, and a desk. Radiator.

**Bedroom Three**

A carpeted double bedroom featuring ceiling spotlights, fitted wardrobes, and a chest of drawers. It includes a rear-facing UPVC double-glazed window and a radiator.

**Shower Room**

Tiled flooring and walls. Side-facing UPVC double-glazed obscured window. Shower cubicle with plumbed shower, wall-mounted wash basin with mixer tap, WC with handle flush and a heated towel rail.

**Disclaimer**

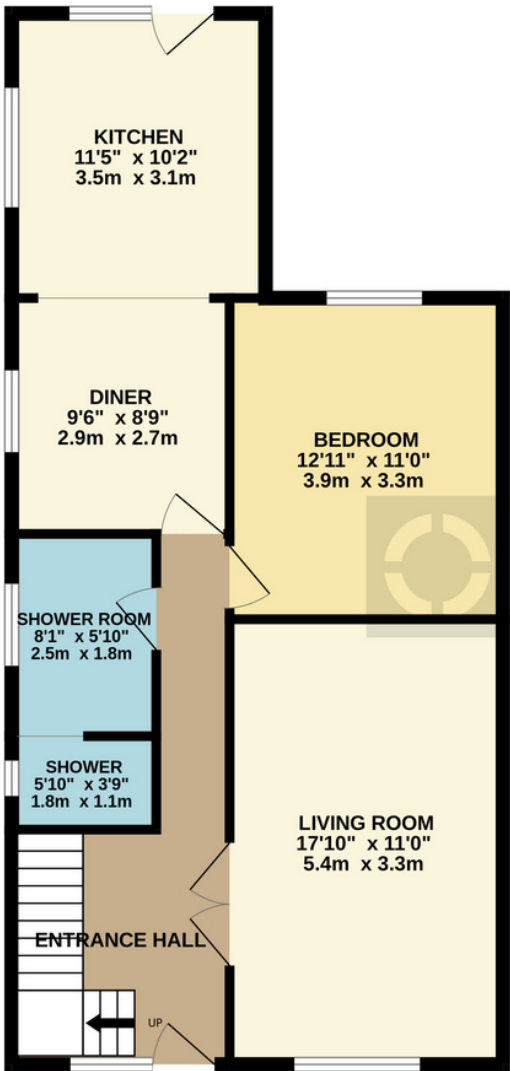
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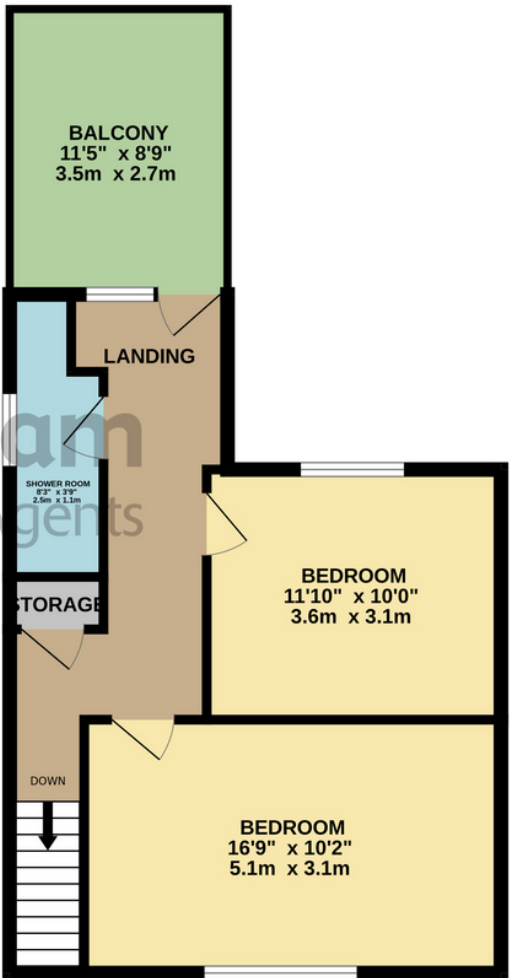


Floor Plans

GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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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