



**Lytham**  
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**24 North View Fold, Wrea Green, PR4 2EQ**

**£565,000**

*This Fantastic Four Bedroom Detached Family Home With A Sunny Outlook Onto Open Fields, Situated Just A Short Walk From Wrea Green's Village Centre. Bright And Spacious Accommodation Throughout, Briefly Comprising: Entrance Hall, Large Lounge, Office/Snug, Open Plan Dining Kitchen Leading Out To The Garden, Utility Room, Ground Floor WC, Four Double Bedrooms, Two En-Suite Shower Rooms, Family Bathroom, Good Sized Rear Garden, Ample Off Road Parking And Detached Double Garage.*



### Entrance



Door with double glazed leaded window opening to entrance hallway. UPVC double glazed window to front. Under stairs storage cupboard. Staircase leading to first floor. Ceiling light, radiator. Doors leading to;

### Lounge



UPVC double glazed windows to front and rear. Feature wall mounted electric fireplace. Ceiling light, radiator.

### Office/Snug



UPVC double glazed leaded window to front. Fitted desk area with shelving and cupboards. Ceiling light, radiator.

### WC

WC with push button flush and wall mounted wash hand basin with chrome mixer tap. Spot lighting, radiator.

### Open Plan Living Dining Kitchen



UPVC double glazed sliding doors opening to garden. UPVC double glazed window to rear. Range of fitted wall and base units with quartz work surface incorporating double stainless steel sink and drainer unit with chrome mixer tap. Integrated appliances include; 6 ring gas hob with extractor above, oven/grill, combi microwave, dishwasher, fridge, freezer. Spot lighting, radiator. Door to Lounge. Door to;

### Utility Room

Door with double glazed window to side. Fitted wall and base units with single sink and drainer unit with chrome mixer tap. Space and plumbing for washing machine and dryer. Spot lighting, extractor.

### First Floor

Aforementioned stairs. Two useful storage cupboards. Loft access. Doors leading to;



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#### Bedroom Four



UPVC double glazed window to front. Fitted wardrobes. Ceiling light, radiator.

#### Bedroom Three



UPVC double glazed window to rear. Fitted wardrobes. Ceiling light, radiator.

#### Bathroom



UPVC double glazed obscure window to rear. Three piece suite comprising; WC with push button flush, vanity unit with inset wash hand basin with chrome mixer tap, panelled bath with glass screen and chrome mixer tap with wall mounted shower controls with hand held shower attachment on riser on riser rail. Wall mounted mirror, shaver point. Ladder style towel radiator. Tiled floor and part tiled walls. Spot lighting, extractor.

#### Bedroom Two



UPVC double glazed window to rear. Fitted wardrobes with matching bed side tables and chest of drawers. Ceiling light, radiator. Door to;

#### En-suite



Three piece suite comprising; WC with push button flush, wall mounted wash hand basin with chrome mixer tap, step in shower enclosure with glass sliding doors and wall mounted shower controls with hand held shower attachment on riser rail. Wall mounted mirror. Shaver point. Ladder style towel radiator. Tiled floor. Spot lighting.

#### Master Bedroom



UPVC double glazed window to rear. Fitted wardrobes with matching bed side tables and chest of drawers. Ceiling light, radiator. Door to;

### En-suite

UPVC double glazed leaded obscure window. Three piece suite comprising; WC with push button flush, wall mounted wash hand basin with chrome mixer tap, walk in shower enclosure with wall mounted shower controls with hand held shower attachment on riser rail. Wall mounted mirror. Shaver point. Ladder style towel radiator. Tiled floor. Spot lighting.

### Floor Plans

### External



To the front - Paved pathway leading to front door. Off parking parking. Double garage.

To the rear - South facing rear garden. Paved patio area and pathway to side. Large lawned area. External power and lighting. Water tap.

### 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.



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