



Floor Plan

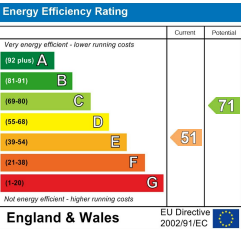


3 Bazley Road
, Lytham St. Annes, FY8 1AJ

Viewings
Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Offers In The Region Of £580,000  4  3  3  E





Make your next move with... iMove

Call us now on 01253 883311

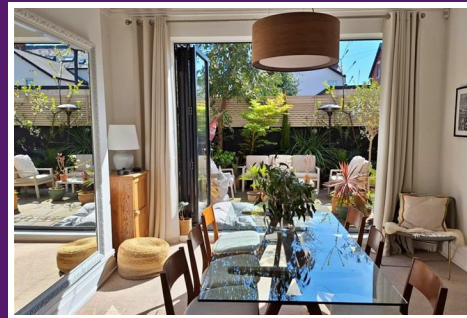
hello@imovetoday.co.uk



3 Bazley Road

, Lytham St. Annes, FY8 1AJ

Offers In The Region Of £580,000



Porch

Solid wood door to front providing access from gated front garden. Original tiled floor. Internal door providing access into hallway.

Hallway

Access to all ground floor rooms. Spindled staircase providing access to first floor landing. Solid limestone flooring, ceiling light and radiator.

Sitting Room

15'5" x 12'2"

Double glazed bay sash window to front. Real flame gas fire with contemporary surround. Parquet flooring, ceiling lights and radiator.

Lounge

17'11 x 13'2

Double glazed bay sash windows to front. Log burning stove with stone hearth and wooden surround. Parquet flooring, ceiling lights and radiator. Open access through to Dining Room.

Dining Room

13'2 x 13'2

Bi fold doors to rear providing access through to rear garden. Carpet, ceiling light and radiator.

Kitchen

39'4" x 9'10" x 36'1" x 29'6"

Bi fold doors to rear providing access through to rear garden and to external Utility Room. Modern kitchen with a range of wall and base units and complimented by a wooden work surface. Integrated appliances include; a wine cooler, Hot Point dishwasher, Smeg induction hob with Klarstrin extractor fan, wall mounted Bosch oven and microwave, and a fridge freezer. Finished with a sink with drainer, mixer tap and hot water boiling tap. Solid limestone flooring, ceiling lights and radiator.

Ground Floor WC

6'3 x 4'0

UPVC double glazed opaque window to side. Low flush WC with in built cistern wash hand basin. Solid limestone flooring and ceiling light.

First Floor Landing

Spacious split level first floor landing with floor to ceiling stained and opaque glass window to rear. Access to all first floor rooms. Carpet, ceiling lights and radiators.

Bedroom One

15'4 x 12'3

Double glazed bay sash window to front. Carpet, ceiling light and radiator. Access to En Suite.

Bedroom One En Suite

7'7 x 4'8

UPVC double glazed window to rear. Three piece bathroom suite comprising; walk in twin shower cubicle, wall mounted floating wash hand basin and low flush WC. Patterned vinyl flooring, ceiling light and towel heater.

Bedroom Two

11'2 x 11'2

Double glazed sash window to rear. Carpet, ceiling light and radiator. Access to En Suite.

Bedroom Two En Suite

9'10" x 5'4"

UPVC double glazed window to rear. Three piece bathroom suite comprising; walk in twin shower cubicle, wall mounted floating wash hand basin and low flush WC. Wood effect vinyl flooring, tiled walls ceiling light and chrome towel heater.

Bedroom Three

11'2 x 11'2

Double glazed sash window to front. Carpet, ceiling light and radiator.

Bedroom Four

8'4" x 8'4"

Double glazed sash window to front. Carpet, ceiling light and radiator.

Family Bathroom

12'3 x 11'9

UPVC double glazed opaque window to rear. Four piece bathroom suite comprising; contemporary freestanding oval bath, walk in twin shower cubicle with glass partition, vanity wash hand basin and low flush WC. Geometric tiled flooring, splash back tiled wall. Ceiling light and radiator.

External Utility Room

Brick built external utility room including; pressurised water cylinder, combi gas boiler. Plumbed for washing machine and vented for tumble dryer.

Rear Garden

Paved private rear garden with established potted plants and high fences.

Front Garden

Gated private front garden with lawn, established hedges and plants and paved pathway.

Further Information

Tenure - Leasehold

Lease Term - 999 Years From Built

Council Tax Band - F - Fylde Borough Council

EPC Rating - E

agents disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

