



## 56 Newbury Road, Lytham St. Annes, FY8 1DH

We welcome to the market a impressive four bedroom detached family residence situated on a peaceful, tree lined street in a highly desirable residential area of Lytham - St Anne's. Ideally positioned within easy reach of well regarded schools, transport links, the seafront and the picturesque Fairhaven Lake. Briefly comprising grand entrance hall, downstairs Wc, very generously sized lounge, second reception or dining room, kitchen all to the ground floor. On the first floor we have four bedrooms one of which has a en suite and a four piece bathroom. Externally there is a newly renovated gym / annex. South West facing private rear garden and parking for multiple vehicles to the front.

**Price £535,000**

# 56 Newbury Road

, Lytham St. Annes, FY8 1DH



- Four bedroom detached family home
- No chain
- Freehold
- Generously proportioned throughout
- A short walk to the seafront and AKS Lytham
- Desirable residential location
- EPC Rating C

## External

### Entrance hall

Grand Entrance hall, vertical grey radiator with mirror. Understairs storage, stairs leading to the first floor. Carpeted.

### Downstairs Wc

Obscure UPVc double glazed window, Wc, wash hand basin with mixer tap. Fitted mirrored cabinet, fully tiled walls and floor.

### Lounge

23'3" x 13'9" (7.1 x 4.2 )

Very generously proportioned lounge with a open gas fire and surround, two patterned UPVc double glazed windows to the side aspect, Bi fold doors onto the rear garden, two UPVc double glazed windows to the side aspect. Carpeted, vertical radiator.

### Second reception / dining

Another great sized room, UPVc double glazed bay window with blinds to the front aspect, carpeted & radiator.

### Kitchen

21'11" x 10'5" (6.7 x 3.2 )

Fitted white wall and base units with integrated

dishwasher, washer & dryer. Black worktops, Samsung double fridge freezer. One & half sink sink bowl with mixer tap. UPVc double glazed leaded bay window to the side aspect. Bottle cooler fridge, integrated microwave. Lamona four ringed hob, oven. Extractor hood, tiled flooring. Vertical black radiator. Spotlights, french doors opening out onto the rear garden. UPVc double glazed window with blinds. Part tiled walls.

### Landing

Acres to the attic, carpeted

### Bedroom one

12'9" x 14'5" (3.9 x 4.41)

UPVc double glazed window bay window with blinds to the front aspect, carpeted & radiator

### En suite

6'2" x 3'7" (1.9 x 1.1 )

Walk in shower cubicle, wash hand basin with mixer tap and storage, fitted mirrored cabinet. Wc, fully tiled walls and floor. Spotlights, extractor.

### Bedroom two

13'5" x 11'6" (4.1 x 3.52 )

UPVc leaded double glazed window overlooking the rear garden, fitted wardrobes, carpeted & radiator.

### Bedroom three

11'6" x 8'10" (3.51 x 2.7 )

UPVc double glazed window leaded window to the rear aspect, fitted wardrobes, carpeted & radiator.

### Bathroom

Large sunken airbath with mixer tap, adjustable shower hose, , tiled flooring. Two Obscure UPVc double glazed window, Wc. Wash hand basin with mixer tap and storage. Walk in double shower cubicle with dual shower heads. Spotlights, chrome heated towel rail,

### Bedroom four

9'1" x 7'10" (2.78 x 2.4 )

UPVc double glazed window leaded window, carpeted & radiator.

### Gym / annex

17'0" x 9'2" (5.2 x 2.8 )

Newly renovated gym / office with new wiring and plumbing a Greta space for the family, black ceramic sink with storage cupboard. Bi fold doors onto the rear garden.

### Rear garden

South west facing private rear garden, lawned patio area. Storage shed,



## Directions

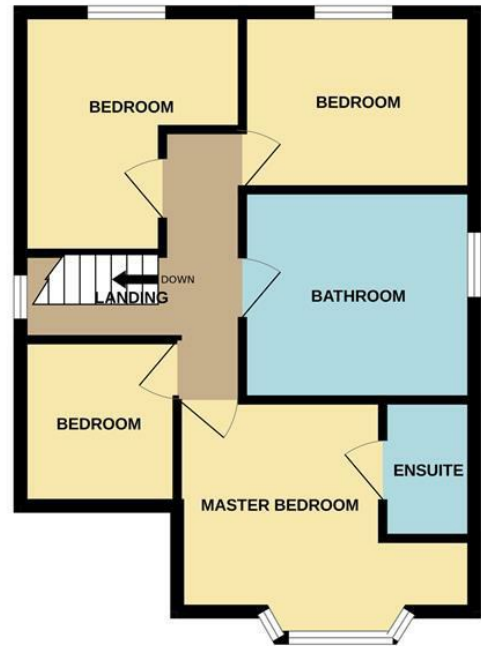


# Floor Plan

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	70	79	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC