

# GUILDHALL

SALES & LETTINGS



## 42 Lytham Road

, Fulwood, PR2 3AQ

£300,000



A SPACIOUS FOUR-BEDROOM FAMILY HOME

Located in the heart of a popular area of Fulwood, providing easy access to all local amenities and public transport links, this four-bedroom semi-detached home is being welcomed to the property market. Ideally suited for a growing family looking for their ideal family home with three spacious reception rooms and four bedrooms.

The property comprises briefly, to the ground floor, entrance through the vestibule to a welcoming entrance hall with stairs leading to the first floor and doors providing access to three reception rooms and a downstairs WC. The third reception room, utilised as a dining room, provides access to the rear yard and fitted kitchen. To the first floor is a split-level landing with doors leading to four bedrooms, a shower room and a three-piece bathroom. Externally the property boasts an enclosed rear yard.

For further information, or to arrange a viewing, please contact our office



## Ground Floor

### Entrance Vestibule 6'9" x 5'8" (2.06m x 1.75m)

Composite double glazed front entrance door, encaustic tiled flooring, cornice coving, dado rail and hardwood stained glass door to the hallway.

### Hallway 22'0" x 5'8" (6.73m x 1.75m)

Central heating radiator, coving, corbels, stairs to the first floor and doors to three reception rooms and WC.

### WC 6'9" x 2'7" (2.08m x 0.81m)

Low basin WC and wall mounted wash basin.

### Reception Room One 14'0" x 12'7" (4.29m x 3.86m)

UPVC double glazed box bay window, central heating radiator, coving and picture rail.

### Reception Room Two 14'0" x 12'11" (4.29m x 3.94m)

Two UPVC double glazed windows, central heating radiator, coving, picture rail and television point.

### Reception Room Three 12'4" x 12'2" (3.76m x 3.71m)

UPVC double glazed window, central heating radiator, alcove storage, marble effect tiled flooring, open doorway to the kitchen and hardwood single glazed door to the rear.

### Kitchen 12'0" x 7'1" (3.66m x 2.16m)

Two UPVC double glazed windows, range of wall and base units with marble effect surfaces and tiled splashbacks, oven in a high rise unit, five ring gas hob, extractor hood, stainless steel sink with drainer and mixer tap, plumbing for washing machine, enclosed boiler and marble effect tiled flooring.

## First Floor

### Landing

Skylight, coving and doors to four bedrooms, shower room and bathroom.

### Bedroom One 14'2" x 14'0" (4.34m x 4.29m)

UPVC double glazed window, central heating radiator and alcove storage.

### Bedroom Two 14'2" x 13'1" (4.32m x 3.99m)

UPVC double glazed window, central heating radiator and alcove storage.

### Bedroom Three 12'4" x 12'0" (3.78m x 3.66m)

UPVC double glazed window, central heating radiator and fitted storage.

### Bedroom Four 10'5" x 7'6" (3.18m x 2.31m)

UPVC double glazed window and central heating radiator.

### Shower Room 5'10" x 3'6" (1.80m x 1.09m)

Central heating radiator, wall mounted wash basin, single direct feed shower unit, part tiled elevations and extractor fan.

### Bathroom 7'10" x 5'8" (2.41m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath, part tiled elevations and tiled flooring.

## External

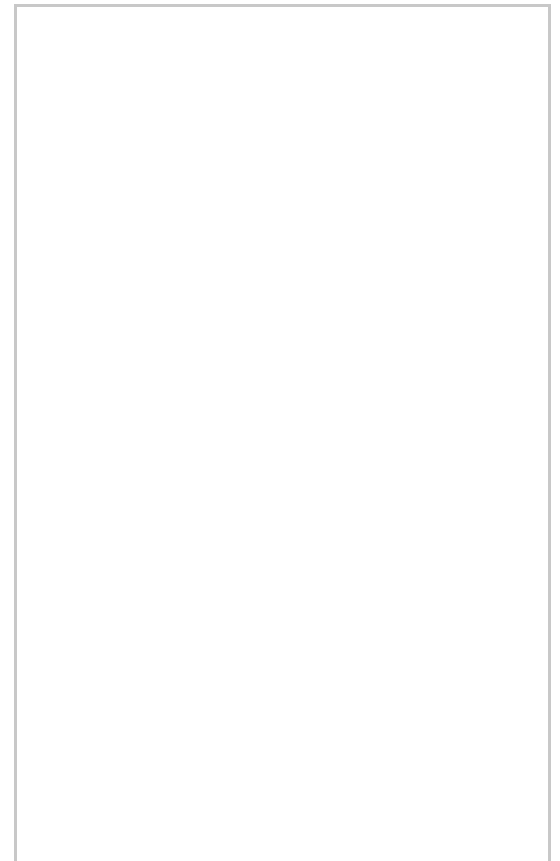
### Rear

Enclosed rear yard.

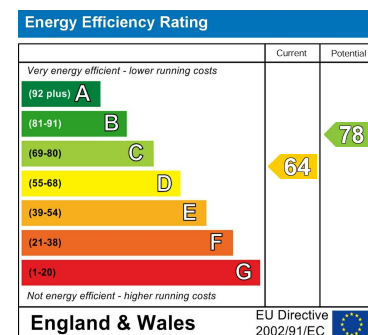
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.