





# Heyhouses Lane St. Annes On Sea

£390,000

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Heyhouses Lane is a very popular residential location in Lytham St. Annes - there are good transport links to both St. Annes Square & Lytham Square. The house is within 350 yards of the Booths Supermarket and the Waters Edge restaurant & pub. This detached house offers superb family accommodation arranged over two floors - there are either 2 reception rooms and four bedrooms or perhaps 3 reception rooms and three bedrooms. There is a well appointed kitchen and sun lounge leading out to the back garden. The main feature of the house is a large reception room running the full depth of the original house. The property offers great privacy - to the front there are mature trees and shrubs screening the house from the road, to the rear is a further private enclosed garden. There is off road parking on the drive to the front and gated access to the side elevation leading to a substantial garage.

**PORCH** - 2.12m x 2.11m (6'11" x 6'11")

**HALLWAY** - 3.98m x 2.87m (13'0" x 9'5")

A lovely open plan hallway, with nice wooden flooring and a staircase to the left.

**LIVING ROOM** - 8.52m x 4.42m (27'11" x 14'5")

A spacious open plan lounge with a coal fire, large double glazed windows and lovely wooden flooring.

**SUNROOM** - 1.85m x 7.70m (6'0" x 25'3")

Tiled sunroom with large patio doors opening up into the back garden, double glazed windows giving lots of natural sunlight.

**KITCHEN** - 3.75m x 2.76m (12'3" x 9'0")

An ample array of cabinets, shelves and drawers with a fitted oven and hob and an extractor fan above with a fitted sink basin and tiled flooring.

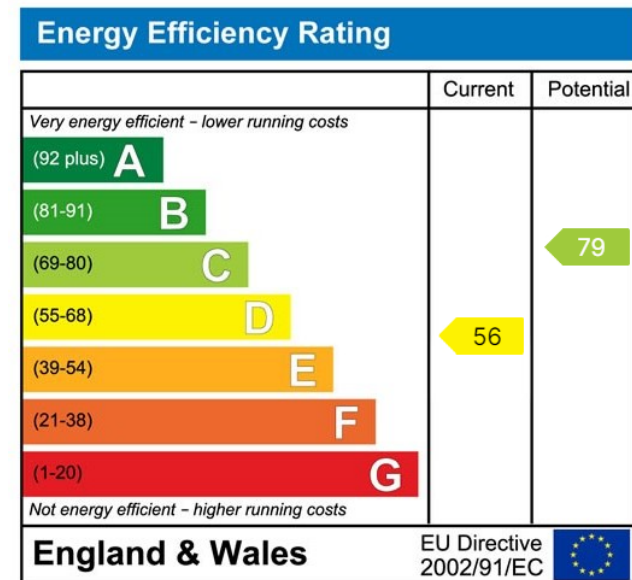
**UTILITY ROOM** - 1.88m x 2.20m (6'2" x 7'2")

Utility room fitted with a washing machine, a sink and cabinets for





- An Impressive Detached Property Providing Adaptable Family Accommodation
- Large Lounge & Two Ground Floor Bedrooms - Or Additional Reception Rooms
- Drive Way And Gated Access To An Inner Drive Leading To A Substantial Garage
- Mature Private Gardens To The Front And Rear
- Sun Lounge To The Rear Enjoying A Westerly Elevation
- Set Back From The Road And Screened By A Private Garden
- Two Further Bedrooms To The First Floor
- Very Popular Residential Location
- Ground Floor Shower Room & First Floor Bathroom



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