



5 Bedroom Mid Terraced House located in Knott-End-on-Sea.

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15 The Esplande, Knott-End-on- Sea, Lancashire , FY6 0AD



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Offers In Excess Of £375,000

This stunning Victorian property (built around 1890) is a perfect family home situated over four floors with five double bedrooms, fully fitted breakfast kitchen, large lounge and dining area with stunning sea views. There are two bathrooms and a additional ground floor w/c along with a dressing room, sun lounge/boot room and an allocated office space. The basement area provides a games room perfect for entertaining.

FULL DESCRIPTION

EXTERNAL

Walled to the front with gated access, gravelled area with paved path leading to the front door.

ENTRANCE HALLWAY

Entering through to the porch way featuring original Victorian floor tiles leading through the original door into the entrance hallway. With high ceilings, coving and intricate ceiling feature. An in built feature cupboard provides storage

LOUNGE AND DINING AREA

The large front bay uPVC double glazed window provides stunning seas views overlooking Morecambe Bay and some aspects of The Lake District. With a feature log burner housed on a raised tiled plinth, two modern wall mounted radiators, two ceiling lights and in built book shelf and tile effect laminate flooring. Door leading to sun lounge/boot room

BREAKFAST KITCHEN

Fully fitted with a range of base and wall units, breakfast bar housing drawers and built in wine cooler. Free standing range style gas double oven, grill and hob with extractor hood over, 1.5 stainless steel sink and drainer unit with mixer tap, built in dishwasher and free standing 'American style' fridge/freezer. Tiled splash backs, 'Travatine' tiled flooring, two uPVC double glazed windows to the side and uPVC double glazed door leading to the rear garden room.

REAR GARDEN ROOM

With steps leading down to the rear garden, this area has an overhead covering with spotlighting providing a great additional external storage space. Built in storage cupboard with plumbing

GROUND FLOOR W/C

Low flush w/c and wash hand basin housed in a vanity unit

GAMES ROOM/BASEMENT

Steps with inset spot lights provides access to this great entertainment space. Fully tanked, ceiling spotlights, uPVC double glazed window providing additional natural lighting, York stone flooring throughout and two original Victorian style radiators. Additional cupboard providing a great storage space.

SUN ROOM/BOOT ROOM

A versatile space with a South facing aspect, stone flooring and uPVC patio style sliding doors providing access to the rear garden

LANDING

Spacious split level landing area with carpeted flooring and two radiators

BEDROOM ONE/SECOND LOUNGE

With a uPVC double glazed bay window to the front and an additional uPVC double glazed window to the side this



room is filled with natural light and amazing panoramic sea views. This room could be utilised as a master bedroom or a second relaxing lounge space. With an original Victorian open fire housed in a feature marble style surround and two storage cupboards. One wall mounted radiator and additional original cast iron radiator.

BEDROOM TWO

uPVC double glazed window to the rear, carpeted flooring, radiator, two built in wardrobes with mirrored fronts and built in shelving

SHOWER ROOM

Walk in shower cubicle, low flush w/c and wash hand basin. Laminate flooring, original cast iron feature radiator, wood panelling to the walls, wall mounted mirror and uPVC double glazed obscure window to the side

OFFICE

uPVC double glazed window to the side, carpeted flooring and ceiling spotlights

DRESSING ROOM

uPVC double glazed window to the rear, carpeted flooring, built in storage cupboard housing combi





GCH boiler

SECOND LANDING

Split level spacious landing with two radiators and feature loft light

BEDROOM THREE

Currently used as the master bedroom this spacious room has stunning sea views with original wood flooring, built in wardrobe space, radiator and loft hatch.

BEDROOM FOUR

With uPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light

BATHROOM

Spacious family bathroom with 'Jacuzzi' style bath housed on a tiled plinth with feature lighting, wet room style shower, two wash hand basins both with overhead wall mounted mirrors with in built lighting, low flush w/c, two uPVC DG obscure windows to the side. Fully tiled flooring and part tiled walls

BEDROOM FIVE

uPVC double glazed window to the rear , carpeted flooring, ceiling light and radiator

REAR GARDEN

Walled with block paving and artificial lawn area. South facing with double gates to the rear providing access for off road parking which can be accessed via two streets





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FLOORPLAN



DIRECTIONS

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