



3 Bedroom Detached House located in Blackpool .

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416 Lytham Road , Blackpool , Lancashire, FY4 1EB



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£350,000

Welcome to Lytham Road, a beautiful detached family home is bursting with character throughout from the grand entrance hall, high ceilings and generous room sizes. Three double bedrooms, modern living/kitchen area, separate lounge, utility, ground floor w/c, study, dressing room leading into a en-suite and a main family bathroom. Integral garage and additional garage to the rear garden along with outbuildings and garden room with huge potential. Double glazed throughout and GCH

FULL DESCRIPTION

FRONT ELEVATION

Gated front with block paved driveway providing parking for multiple vehicles. Laid to lawn area with borders and hedges providing privacy from the road.

ENTRANCE HALL

16' 1" x 9' 7" (4.9m x 2.92m)

Entering through a uPVC double glazed door into a traditional porch/cloak rooms with original tiled walls and flooring and smart link alarm system. Original stained glass door leading into a beautiful entrance hall with a traditional style staircase with mahogany balustrade, 'Amtico' herringbone style flooring, radiator and under stairs storage cupboard.

LOUNGE

14' 4" x 14' 0" (4.37m x 4.27m)

Large uPVC double glazed bay fronted window with original feature stained glass top windows incorporated into uPVC double glazing. Secondary glazed original feature stained glass window to the side. Fireplace with surround and electric fire. Two radiators and carpeted flooring.

KITCHEN/DINING ROOM

11' 11" x 23' 0" (3.63m x 7.01m)

'Wren' kitchen with a range of black wall and base units with 30mm Quartz worktops. Breakfast island housing a 'Belfast' style sink with mixer tap and Kenwood built in dishwasher. Space for range style cooker and hob with tiled splashback and space for a full size fridge/freezer. 'Amtico' herringbone style flooring throughout and two wall mounted radiators. uPVC double glazed window to the rear with original feature stained glass top windows incorporated into uPVC double glazing. uPVC double glazed patio doors leading down into the rear garden via steps.

GROUND FLOOR W/C

5' 1" x 4' 8" (1.55m x 1.42m)

Low flush w/c, wash hand basing, vinyl flooring and obscure window

UTILITY ROOM

Cloaks space with shelving and plumbing for a washing machine

LANDING

With secondary glazed feature stained glass window

MASTER BEDROOM

14' 4" x 13' 11" (4.37m x 4.24m)

Large uPVC double glazed bay fronted window with original feature stained glass top windows incorporated into uPVC double glazing. Secondary glazed original feature stained glass window to the side. Carpeted flooring and radiator. Door leading into the dressing room

DRESSING ROOM

13' 8" x 8' 6" (4.17m x 2.59m)

Carpeted with a range of fitted wardrobes and shelving



with mirror fronts. uPVC double glazed window to the front and door leading into the En-suite bathroom

ENSUITE

9' 10" x 8' 5" (3m x 2.57m)

Bath with shower over, separate shower cubicle (currently not in use), wash hand basin and low flush w/c. Tiled walls and flooring, heated towel rail and obscure stained glass window.

BEDROOM TWO

14' 8" x 12' 6" (4.47m x 3.81m)

With a range of fitted wardrobes, drawers and dressing area with overhead storage. uPVC double glazed window to the rear with original feature stained glass top windows incorporated into uPVC double glazing. Carpeted flooring and radiator.



BEDROOM THREE

11' 9" x 9' 5" (3.58m x 2.87m)

uPVC double glazed window to the front with original feature stained glass top windows incorporated into uPVC double glazing. Carpeted flooring and radiator



FAMILY BATHROOM

9' 11" x 9' 4" (3.02m x 2.84m)

Stunning modern bathroom suite with free standing bath with mixer tap over, fully tiled walk in shower cubicle, wash hand basin housed in a vanity unit, low flush w/c, tiled flooring, tiled walls and radiator.

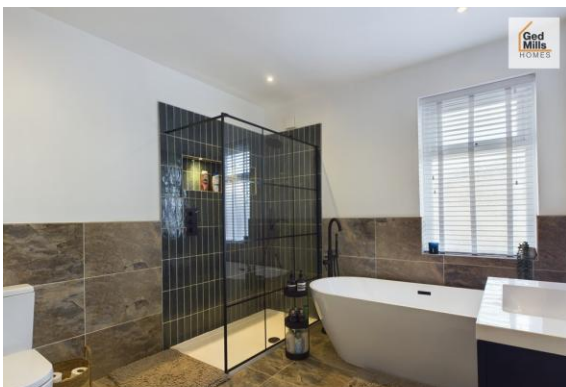
STUDY ROOM

5' 4" x 6' 4" (1.63m x 1.93m)

Carpeted with loft hatch provided access to the boarded loft via a pull down ladder

REAR GARDEN

Laid to lawn with patio area, original garage, coal shed, outhouse/store room with power and sink and door leading to a garden room/ potting shed with great potential to further develop. Gate providing access to the side elevation.





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FLOORPLAN



DIRECTIONS

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