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1 Parkinson Boulevard, Lytham St. Annes FY8 3FU

- Large Detached Family Home
- Presented To The Highest Standard
- 4 Reception Rooms & Kitchen Diner
- 5 Bedrooms, 4 Bathrooms
- Generous Gardens & Double Garage
- Early Viewing Highly Recommended

£679,950
Freehold

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This spacious family home is located within the highly sought-after Richmond Point development, offering convenience with all essential amenities nearby.

The generous accommodation within the home is thoughtfully designed. It comprises four versatile reception rooms, providing ample space for various family needs. The centerpiece is the stunning kitchen diner, which serves as a hub for daily activities. A utility room and guest cloakroom add practicality to the living spaces.

Moving to the upper levels, you'll discover five well-proportioned bedrooms. Among them, the principal suite stands out with its walk-in dressing room and ensuite bathroom, providing an oasis of luxury.

The property enjoys a generous private garden, offering a tranquil outdoor space for relaxation. There is a double garage and off-street parking.

Tenure: Freehold

Council Tax: Band G



Ground Floor

Entrance Hall Radiator, stairs to first floor with storage cupboard under, door to:

Lounge 5.32m (17'5") x 4.46m (14'7") The lounge is a well-lit and generously sized room with three double glazed windows on the side, allowing ample natural light to filter in. The room features a radiator and a TV point, making it an ideal space for entertainment and relaxation. Additionally, coving on the ceiling adds a decorative touch to the room's design.

Dining Room 5.49m (18') max x 4.64m (15'3") max The dining room offers a unique and appealing design with its turret-style bay, featuring double glazed windows that provide a charming and distinctive architectural element. There is also a double glazed window to the front of the room, enhancing natural light and views. Two radiators are present to maintain a comfortable temperature, and coving along the ceiling adds an elegant finishing touch to the room's decor.

Study 3.89m (12'9") max x 3.07m (10'1") Double glazed window to side, double glazed window to front, radiator.

Kitchen 5.88m (19'3") x 3.89m (12'9") max The kitchen is beautifully designed with matching base and eye-level units. It's equipped with a 1+1/2 bowl sink, integrated fridge, freezer, and dishwasher. There's a built-in oven, hob, and microwave with an extractor hood. A double glazed window on the side lets in natural light, and there's a radiator for comfort. The tiled flooring is both practical and attractive, and double doors open to:

Sun Room The sunroom offers a delightful view of the immaculate garden. It features double glazed windows, which allow an abundance of natural light to fill the space. A radiator ensures a comfortable temperature, making it suitable for year-round use. The tiled flooring is not only practical but also easy to maintain. For entertainment, there is a TV point. Double doors open to the rear garden, providing a seamless connection between indoor and outdoor living spaces.

Utility Room 2.75m (9') x 1.81m (5'11") Fitted with a matching range of units with worktop space, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, tiled flooring, wall mounted concealed boiler, external door to rear.

WC Obscure double glazed window to front, fitted with two piece suite comprising pedestal wash hand basin with mixer tap and WC, part tiled walls, radiator, tiled flooring.

First Floor

Landing Radiator, stairs, double door to Storage cupboard, door to:

Bedroom 1 6.26m (20'6") x 5.53m (18'2") The principal bedroom offers open views and a spacious, elegant design. It features a turret-style bay with double glazed windows, providing a unique architectural element and allowing plenty of natural light into the room. Additionally, there is a double glazed window on the side. Two radiators ensure a comfortable temperature.

For entertainment, there's a TV point, and coving on the ceiling adds a decorative touch to the room's design. The bedroom opens to a walk-in wardrobe, providing ample storage space. A door leads to :

En-suite Bathroom Fitted with four piece suite comprising panelled bath, vanity wash hand basin with storage under and mixer tap, double shower enclosure with fitted shower and WC, full height tiling to all walls, heated towel rail, extractor fan, shaver point, obscure double glazed window to side, tiled flooring.

Walk-In Wardrobe 3.75m (12'4") x 2.37m (7'9") The walk-in wardrobe is a practical and well-organized space. It features an obscure double glazed window at the rear, which provides privacy and some natural light. Inside, you'll find the wardrobe fitted with hanging rails and shelving, ensuring a well-structured and efficient storage solution for your clothing and accessories.

Bedroom 2 5.32m (17'5") x 3.89m (12'9") Double glazed window to side, fitted bedroom suite with a range of wardrobes, radiator, door to:

En-suite Shower Room 1.94m (6'4") x 1.81m (5'11") Fitted with three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin with mixer tap, and WC, full height tiling to all walls, extractor fan, obscure double glazed window to rear, radiator, tiled flooring.

En-suite Shower Room 1.92m (6'4") x 1.79m (5'11") Fitted with three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin with mixer tap, and WC, full height tiling to all walls, extractor fan, obscure double glazed window to front, radiator, tiled flooring.

Second Floor

Landing Velux window, door to:

Bedroom 4 5.52m (18'1") x 4.46m (14'7") max Double glazed window to side, fitted bedroom suite with a range of wardrobes, radiator.

Bedroom 5 6.42m (21'1") max x 3.89m (12'9") Double glazed window to front, double glazed window to side, radiator.

Bathroom 2.81m (9'3") max x 2.66m (8'9") Fitted with three piece suite comprising panelled bath with shower attachment, mixer tap and glass screen, vanity wash hand basin with storage under and mixer tap and WC, part tiled walls, heated towel rail, extractor fan, obscure double glazed window to front, tiled flooring.

External The property includes well-maintained gardens and a brick-built double garage with an electric up-and-over door for easy access. There is a courtesy door connecting the garage to the garden, and it is equipped with power and lighting, adding to its functionality. Additionally, there's off-street parking available in front of the garage.

The garden layout includes a lawned area to the front and left side of the property, offering an attractive and open outdoor space. To the right side and rear, you'll find an enclosed garden, also laid to lawn, featuring planted borders and a paved patio. This area provides a private and tranquil space for outdoor activities and relaxation.

