



6 ASHTON STREET, LYTHAM ST. ANNES, FY8 5NT





Situated in the Centre of Lytham, a stunning 3 bedroom, semi detached town house. Front garden leading to porch and entrance hall, lounge with wood burning stove, extended open plan modern kitchen with island unit, dining area with feature fire place and media wall, "Bi - Fold" patio doors open onto private west facing patio & garden. Utility room and downstairs cloakroom. The panelled staircase leads to 3 double bedrooms and a fabulous family bathroom.

FRONT GARDEN

Accessed off Ashton Street through garden gate with pathway leading to entrance porch and attractive decorative borders.

ENTRANCE PORCH

6' 1" x 7' 0" (1.87m x 2.15m) Accessed from the front garden, a side porch with tiled floor, bench seat, period mouldings & ceiling light.

HALLWAY

Formal hallway with flagged floor, wall mounted radiator, under stairs cupboard, wall mounted radiator & doors leading to the lounge and living kitchen.

LOUNGE

11' 2" x 14' 2" (3.42m x 4.34m) A formal lounge with single glazed "Sash" bay window with "Roman" blinds, overlooking the front garden and Ashton Street. Carpeted with wood burning stove, storage and shelving to either side of the chimney breast, tv bracket and associated wiring, two wall mounted radiators, period mouldings, ceiling rose and chandelier.



OPEN PLAN LIVING KITCHEN

22' 11" x 21' 0" (7.00m x 6.41m) Extended open plan modern dining kitchen, flagged floor with roof lantern & ceiling spot lights. Panelled walls, feature island with pendant lights & inset "Belfast" sink unit. "Rangemaster" Stove, extractor fan, dishwasher, fridge and freezer. "Break fast" Cupboard with power sockets, dining area with fireplace and grate, built in storage and media unit. "Bi-Fold" doors lead to the West facing rear patio and garden.

MEDIA AREA

9' 3" x 7' 10" (2.83m x 2.40m) Forming the rear portion of the kitchen, a relaxed sitting area with storage and media wiring.

UTILITY ROOM

14' 0" x 6' 8" (4.29m x 2.05m) Accessed from the kitchen, a designated utility room with flagged floor, plumbing for washing machine and dryer, rear back door leading to garden and doorway to downstairs cloakroom.

CLOAK ROOM

2' 6" x 6' 9" (0.78m x 2.06m) Down sits with flagged floor, part tiled, part panelled feature walls, hand basin with mirror above.

LANDING

Carpeted with decorative panelling, "Sash" window and doors to the bedrooms and family bathroom.

MASTER BEDROOM

13' 4" x 11' 3" (4.08m x 3.44m) (Ex wardrobes) A good size double bedroom, carpeted with single glazed "Sash" windows with shutters overlooking the front garden, fitted wardrobes along one wall, wall mounted radiators and plug sockets.



GUEST DOUBLE

9' 6" x 11' 10" (2.92m x 3.62m) A good size double bedroom, carpeted with West facing "Sash" window overlooking the rear garden, curtains and roller blind, wall mounted radiator, ceiling light and plug sockets.

BEDROOM 3

11' 3" x 9' 5" (3.43m x 2.88m) Along the corridor a good size bedroom, carpeted with "Sash" windows to two elevations, roller blinds and curtains, feature wall panelling, wall mounted radiator and plug sockets.

FAMILY BATHROOM

5' 6" x 6' 7" (1.70m x 2.02m) Family bathroom with tiled floor and walls with built in shelving, freestanding bath tub with glass screen and shower over. Double glazed UVPC window with obscured glass. w.c, vanity unit and chrome towel radiator.

REAR GARDEN

Private courtyard garden laid to grass with patio from the kitchen "Bi-Fold" doors. West facing.

TENURE

Freehold

COUNCIL TAX

Band E

EPC

Current 44 Potential 77







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