



## Hastings Place, Lytham

OIRO £500,000



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EPC rating: E

Tenure: Freehold

- Lytham Town Centre
- Terraced Town House
- Ensuite Bathroom

- 3 Double Bedrooms
- Off Street Parking
- Grade II Listed Period Property



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## Description

Situated on Hastings Place in the Centre of Lytham, a Grade II Listed Terraced Town House. Entrance porch, hallway, lounge, dining room, cloakroom, kitchen, Master double bedroom, en suite shower room, Guest double, bedroom three, family bathroom. Off road parking for 2 cars.

## Photographs



### Situation

Situated on Hastings Place, a three bedroom , two bathroom Grade II listed, terraced town house.

### Porch

Accessed via a west facing front garden path.

### Hallway

Engineered wooden floor with doors to the lounge, dining room kitchen and cloakroom. Stairs lead to the first floor.

### Lounge

A traditional lounge, carpeted with double glazed bay window overlooking the front garden. Living flame gas fire, wall mounted radiator, ceiling rose with chandelier, plug and aerial sockets. Double doors lead to the dining room. 3.44m x 4.74m (11'4" x 15'7")

### Dining Room

A second reception room adjoining the lounge, carpeted with 2 recessed display cupboards either side of a chimney breast. 3.65m x 3.5m (12'0" x 11'6")

### Kitchen

Modern fitted kitchen with illuminated wall and floor units, integrated appliances including dishwasher, fridge, freezer, washing machine, electric oven and induction hob. Double glazed window overlooking the rear garden and back door. Breakfast bar with seating for 2. 4.95m x 3.16m (16'2" x 10'5")

### Cloakroom

A ground floor cloakroom with vinyl flooring, w.c, hand basin, mirror and radiator. 1.08m x 1.26m (3'6" x 4'1")

### Hall Cupboard

Opposite the cloakroom, a useful storage cupboard. 0.93m x 1.26m (3'1" x 4'1")

### Master Bedroom Suite

A delightful double bedroom overlooking Hastings Place, carpeted with double glazed window. Wall mounted radiator, ceiling light and plug sockets. There is a fitted cupboard for storage and space for freestanding wardrobes. 4.34m x 4.43m (14'2" x 14'6")

### En Suite

Accessed off the Master bedroom, a tiled en suite shower room, with glass shower cubicle, w.c hand basin and heated towel radiator and illuminated mirror. 1.1m x 2.41m (3'7" x 7'11")

### Bedroom 2

A good size double bedroom, carpeted with double glazed window overlooking the rear gardens of the property. There are built in wardrobes, a wall mounted radiator, ceiling & wall lights and plug sockets. 3.65m x 3.54m (12'0" x 11'7")

### Bedroom 3

A small double bedroom, carpeted with double glazed window overlooking the rear of the property. Wall mounted radiator, ceiling light and plug sockets. Built in cupboards. 3.21m x 2.9m (10'6" x 9'6")

## Rooms

### Family Bathroom

Accessed off the landing with vinyl floor and tiled walls, large low profile shower cubicle with glass shower screen, w.c, hand basin with mirror above, heated towel radiator.

1.45m x 2.72m (4'10" x 8'11")

### Gardens

To the front of the property there is a west facing garden. To the rear there is a private patio.

### Parking

Parking spaces for 2 cars within the rear patio accessed via white roller shutter doors.

### EPC Band

Band E

### Council Tax Band

Band F

### Tenure

Freehold



## More photographs



# Floorplan



# Map

