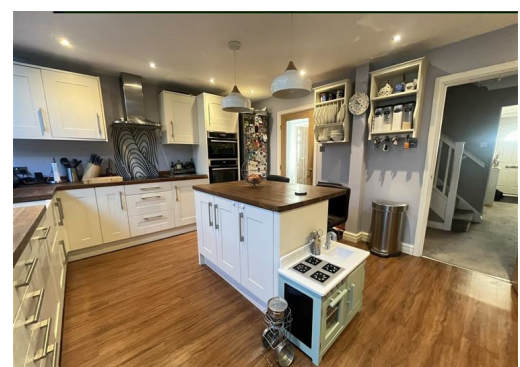




## Chandlers Rest, Lytham St. Annes, FY8 5AL

£379,995

EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in Lytham St Annes.



# 49 Chandlers Rest, Lytham St. Annes, FY8 5AL

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in Lytham St Annes. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and cul-de-sac plot position.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, utility and WC/cloaks. To the first floor 3 double bedrooms, a further bedroom, 2 en-suite shower rooms and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially into Lytham St Annes.

Leasehold

Ground rent - £80pa

Council tax band - D

## GROUND FLOOR

**Lounge 13'0" x 11'11" (3.97 x 3.65)**  
Carpet flooring with shutter blind

**Kitchen/diner/family area 16'0" x 26'8" (4.9 x 8.13)**

High quality wood effect laminate flooring with bi-fold patio doors leading to the rear garden, spotlighting and Velux-style window. A range of fitted kitchen units, worktops and integrated kitchen appliances, including double oven, dishwasher and wine-cooler

**Utility 9'10" x 7'11" (3.00 x 2.43)**

High quality wood effect laminate flooring with access to the rear garden and sink

## WC/cloaks

High quality wood effect laminate

flooring with 2 piece bathroom suite in white and radiator

## FIRST FLOOR

**Bedroom 15'11" x 13'1" (4.86 x 4.01)**

Carpet flooring with window to the front elevation and shutter blind

## En-suite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure and heated towel rail

**Bedroom 12'3" x 9'1" (3.74 x 2.79)**

Carpet flooring with window to the front elevation and shutter blind

## En-suite

Tile flooring with 3 piece bathroom suite in white, separate showering enclosure, spotlighting and floor to ceiling tiled decor

**Bedroom 11'2" x 8'9" (3.42 x 2.68)**

Carpet flooring with window to the rear elevation, curtains and blind

**Bedroom 11'3" x 6'11" (3.44 x 2.11)**

Carpet flooring with window to the rear elevation, curtains and blind

## Bathroom

Carpet flooring with 3 piece bathroom suite in white, shower over bath with curtain rail, partially tiled decor and radiator

## EXTERNAL

Well presented rear garden with gated access to the front of the property. Driveway to the front/side, capable of accommodating 2 large vehicles.

