



Westby Street, Lytham St. Annes, FY8 5JF

£379,995

STUNNING SEMI-DETACHED COTTAGE! We are delighted to be able to present to you this beautifully presented and maintained 2 bedroom semi-detached cottage, located in the heart of Lytham.



103 Westby Street, Lytham St. Annes, FY8 5JF

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 2 bedroom semi-detached cottage, situated in the heart of Lytham. Benefiting from modern sophisticated decor throughout, converted double garage complete with wet room and landscaped rear garden.

The living accommodation briefly comprises of; lounge/diner, kitchen and study area on the ground floor. To the first floor, 2 double bedrooms 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, with a plethora of bars, restaurants and boutique shops within a short walk away.

FREEHOLD
Council tax band - C

GROUND FLOOR

Lounge area 11'2" x 14'9" (3.41 x 4.50)

High quality wood effect laminate flooring with shutter blind, gas fireplace and open aspect through to the dining area

Dining area 9'9" x 11'7" (2.98 x 3.54)

High quality wood effect laminate flooring with window to the rear garden, open aspect through to the kitchen and lounge

Kitchen 8'3" x 7'8" (2.54 x 2.35)

High quality wood effect laminate flooring with access to the rear garden and spotlighting. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven,

hob, hood, dishwasher and fridge-freezer

Study area 4'5" x 5'10" (1.37 x 1.79)

High quality laminate flooring with ample power sockets and ethernet port

FIRST FLOOR

Bedroom 8'11" 14'10" (2.73 4.53m)

Carpet flooring with window to the front elevation, shutter blind and fitted wardrobes

Bedroom 13'5" x 6'11" (4.09 x 2.13)

Carpet flooring with window to the rear elevation, shutter blind and fitted wardrobes

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, spotlighting and shutter blind

EXTERNAL

Beautifully presented and landscaped rear garden with tile and artificial lawn seating area. Permit holder parking to the front of the property

Detached Annex 12'10" x 10'6" (3.93 x 3.22)

High gloss tile flooring with fitted worktops, kitchen units and appliances. Access to the rear of the property and wet room





