



Leach Lane, Lytham St. Annes, FY8 3AW

£330,000

STUNNING FAMILY HOME!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Lytham St Annes!



17 Leach Lane, Lytham St. Annes, FY8 3AW

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Lytham St Annes. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and impressive open plan diner kitchen.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner and hallway. To the first floor 3 bedrooms and modern 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.

Leasehold - 901 years remaining

Ground rent - TBC

Council tax band - D

GROUND FLOOR

Lounge 13'6" x 11'11" (4.14m x 3.64m)

Carpet flooring with bay fronted window and blind

Diner kitchen 20'8" x 18'8" (6.3m x 5.7m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and spotlighting. A range of fitted kitchen units, worktops and integrated kitchen appliances with Velux-style windows

FIRST FLOOR

Bedroom 13'6" x 11'11" (4.14m x 3.64m)

Carpet flooring with bay fronted window, curtains and blind

Bedroom 12'10" x 11'8" (3.93m x 3.57m)

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

Bedroom 6'11" x 6'7" (2.11m x 2.02m)

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

Bathroom

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

EXTERNAL

Beautifully presented and landscaped rear garden, enclosed by panel fencing with artificial lawn and patio area. Converted garage, currently being used as bar with 'po' suitable to be used for either a small gym or home office. Off-road parking to the front of the property, capable of accommodating 2 large vehicles.





