





House - Detached (EPC Rating: D)

22 MOLYNEUX PLACE, LYTHAM ST. ANNES, FY8 4PY

PCM

£1,295 PCM

LETTING SOLUTIONS
PROPERTY EXPERTS

3 1 2 D

3 Bedroom House - Detached located in Lytham St. Annes

Welcome to Molyneux Place, Lytham....

Tucked away at the end of a peaceful cul-de-sac in a highly desirable location, this charming three-bedroom detached home offers generous, versatile accommodation, beautifully established gardens and a wonderful sense of privacy.

Approached via a private driveway with parking for several vehicles, the property also benefits from an integral garage with electric door.

Inside, a spacious entrance vestibule provides practical cloakroom storage, leading to a welcoming hallway.

The kitchen offers ample fitted units, electric hob, double oven and a fantastic walk-in pantry. Flowing from the kitchen is a delightful garden snug, a lovely spot to relax and enjoy garden views, with patio doors opening onto the rear.

The bright and inviting lounge features a gas fire and plenty of natural light, leading to a spacious formal dining room with its own charming corner bar area – perfect for entertaining.

Upstairs are two comfortable double bedrooms with fitted wardrobes and a third bedroom, equally suited as a home office. A stylish four-piece family bathroom completes the accommodation, featuring a



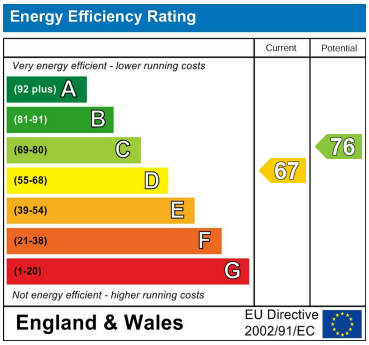




Council Tax Band

D

Energy Performance Graph



Call us on

01253 886444

hello@lsblackpool.com

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