



## Moorfield Drive, Lytham Saint Annes

£425,000



4



2



3

EPC rating: D

- Four Bedroom Detached
- Lounge and Dining Kitchen
- Garden

- Driveway
- Utility Room
- Conservatory



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## Description

DETACHED FOUR BEDROOM FAMILY HOME LOCATED CLOSE TO LYTHAM HALL AND TOWN CENTRE.

Moorfield Drive is part of the popular "South Park" residential estate, situated close to Lytham Hall, transport links, schools and Lytham town centre.

Internally, the property is well presented throughout and comprises of a very large living room, three piece downstairs bathroom, fully fitted modern kitchen, open plan to the dining room, with French doors to the conservatory, French doors to the rear garden, a large utility room (converted garage), four double bedrooms and a three piece shower room.

Externally, there is a low maintenance garden to the rear with pond, and a paved driveway for multiple cars to the front.

With lots of living space, this property makes for the perfect family home,

Council Tax Band - D

## Photographs

## Rooms

### Hallway

Stair carse to first floor, radiator, access to lounge, ground floor bathroom and kitchen diner.

### Lounge

Beautiful, spacious lounge, ceiling light points, two windows to front, feature fireplace.  
21'11" x 1'0" (6.7m x 0.3m)

### Ground floor Bathroom

Three piece suite comprising of Bath, WC and wash hand basin, window, ceiling light.

### Kitchen Diner

Range of wall and base units contrasting work surfaces, integrated oven and hob and other appliances, sink and drainer unit, window, ceiling light, breakfast bar, open plan to dining room and door through to utility room.  
8'11" x 10'6" (2.7m x 3.2m)

### Dining area

Ceiling light, doors leading through to conservatory.  
11'11" x 9'9" (3.6m x 3m)

### Conservatory

Spacious conservatory, doors leading to garden, ceiling light.  
12'0" x 8'3" (3.7m x 2.5m)

### Utility

Spacious utility room with space for appliances, wall mounted combi boiler, door leading to garden.  
8'3" x 3'9" (2.5m x 1.1m)

### Landing

Access to all bedrooms and shower room.

### Bedroom One

Ceiling light point, window, radiator.  
13'11" x 11'0" (4.2m x 3.4m)

### Bedroom Two

Ceiling light point, window, radiator.  
7'11" x 7'0" (2.4m x 2.1m)

### Bedroom Three

Ceiling light point, window, radiator.  
11'11" x 8'10" (3.6m x 2.7m)

### Bedroom Four

Ceiling light point, window, radiator.  
10'2" x 7'7" (3.1m x 2.3m)

# Floorplan

# Map

