



**Lytham**  
Estate Agents

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**25 The Boulevard, Lytham St. Annes FY8 1EH**

**Offers Over  
£530,000**

*Exceptional 5/6 bedroom family home in a prime location, just a short stroll from the seaside. This beautifully appointed property offers spacious living, making it the perfect home for families. VIDEO TOUR AVAILABLE!*



**Entrance Vestibule**

Composite double glazed external door and surrounding windows to the front. Coving, panelling to wall, matting to floor. Leaded obscure glazed door and window to:

**Entrance Hall**

Staircase with carpet runner, leading to the first floor. Wood flooring, radiator, coving, ceiling light, under stairs storage cupboard and useful cloaks cupboard. Doors leading to the following rooms:

**Lounge**

UPVC double glazed bay window to the front, with leaded stained glass above. Feature stone fireplace with granite hearth and inset living flame gas fire. Coving, carpeted flooring, radiator, ceiling light and TV aerial point.

**Sitting Room**

UPVC double glazed bay window to the rear. Feature fireplace with wooden surround, tiled back and hearth and inset living flame gas fire. Carpeted flooring, coving, ceiling light, radiator and TV aerial point.

**Dining Kitchen**

UPVC double glazed window and external door to the side, and further window to the rear. Range of fitted wall and base units incorporating wooden work surfaces and large under mount ceramic sink with mixer tap. Integrated appliances include: Beko oven/grill, Hotpoint oven/grill, Beko induction hob with illuminated extractor above, Logik washing machine and Kenwood dishwasher. Space for large American style fridge freezer. Tiled flooring and splash backs, ceiling light, spot lighting, under-unit lighting and radiator.

**WC**

UPVC double glazed obscure window to the side. Two piece white suite, comprising: wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Tiled flooring, part tiled walls and wall light.

**First Floor Landing**

UPVC double glazed obscure leaded stained glass window to the side. Aforementioned staircase from the ground floor, and further staircase leading to the second floor. Carpeted flooring, coving and ceiling lights. Doors leading to the following rooms:

**Office/Bedroom Six**

UPVC double glazed part obscure leaded window to the front, with integral blinds. Carpeted flooring, radiator and ceiling light.

**Bedroom One**

UPVC double glazed bay window to the front, with leaded stained glass above. Carpeted flooring, fitted wardrobes, coving, ceiling light, radiator and TV aerial point.

**Bedroom Two**

UPVC double glazed bay window to the rear. Carpeted flooring, radiator, ceiling light, coving, TV aerial point and fitted wardrobe.

**Bedroom Three**

UPVC double glazed window to the rear. Carpeted flooring, radiator, ceiling light and built-in cupboard housing Vaillant EcoTec Pro combi boiler.

**Family Bathroom**

UPVC double glazed obscure windows to the side. Four piece white suite, comprising: panelled bath with chrome mixer tap and handheld shower attachment; step-in shower enclosure with glass sliding door, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Tiled flooring, part tiled walls, radiator and ceiling lights.

**Second Floor Landing**

UPVC double glazed obscure window to the side. Aforementioned staircase from the first floor. Carpeted flooring, ceiling light and large storage cupboard. Doors leading to the following rooms:

**Bedroom Four**

Velux skylight windows offering beautiful sea views. Carpeted flooring, spot lighting and radiator.

**Bedroom Five**

UPVC double glazed window to the rear. Carpeted flooring, radiator, spot lighting and TV aerial point.

**Shower Room**

UPVC double glazed window to the rear. Three piece suite, comprising: walk-in shower area with glass screen, wall mounted chrome controls, handheld shower attachment and overhead rain shower; pedestal wash hand basin and chrome mixer tap; and WC with push button flush. Tiled flooring, part tiled walls, chrome ladder style towel radiator, spot lighting and extractor fan.

**External**

To the front and side, the garden is mostly laid to lawn with bordering plants and shrubs, accompanied by a driveway providing off road parking. Double wooden gates open lead to further parking and a detached garage.

To the rear, a spacious garden is laid to lawn with paved path and patio area, raised decked area, a real sun trap plus stone chipped area.

External power, lighting and water tap.

**Garage**

Detached tandem garage with electric up and over door to the front. UPVC double glazed windows and door to the side. Power and lighting. Plumbing for washing machine and tumble dryer.

**Additional Information**

Tenure - Leasehold for remainder of 999 year term

Ground Rent - £7 per annum

Council Tax Band - E

Planning permission previously granted for an extension of the Sitting Room (now expired)

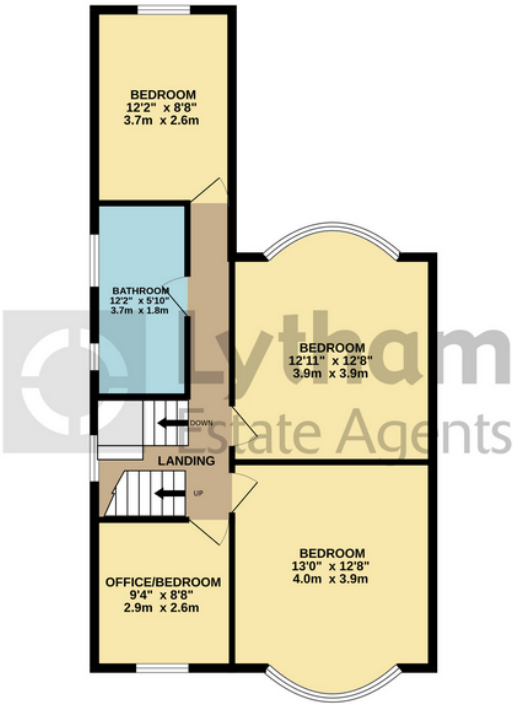


# Floor Plans

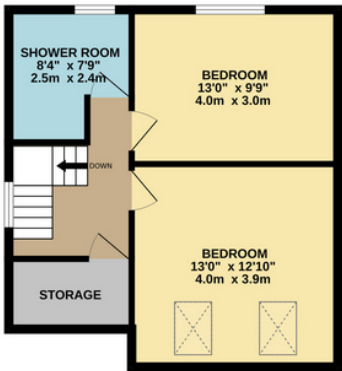
GROUND FLOOR  
709 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



2ND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1866 sq.ft. (173.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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