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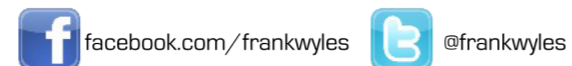
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The Old Police House Mythop Road, Weeton, Lancashire, PR4 3NB



- Extended Detached Former Police Station
- Located Within Easy Reach of Kirkham, M55 and Lytham St Annes
- Lounge, Snug, Kitchen, Utility & WC
- Five Bedrooms, Bathroom & Shower Room
- In/Out Driveway & Single Garage
- Lovely South West Facing Rear Garden

£495,000

Freehold
Energy Efficiency Rating: C



The Old Police House Mythop Road, Weeton, Lancashire, PR4 3NB £495,000

Located In The Lovely Village Of Weeton With The Eagle Public House & St Michael's Primary School Within Walking Distance, And Just A Short Drive To Wrea Green, Kirkham, Lytham St Anne's & The M55, Is This Former Police House. Restored To A Good Standard, This Extended Detached House Offers Good Sized Accommodation In The Form Of: Lounge, Snug, Kitchen, Utility, Downstairs WC, Five Bedrooms, Family Bathroom & Additional Shower Room. Sitting On A Generous Plot, The In/Out Driveway Provides Off Road Parking For Numerous Vehicles & Leads To A Single Garage. To The Rear Is A Gorgeous South West Facing Garden With Patio & Decked Areas. A Definite Must See To Fully Appreciate The Accommodation On Offer!

Tenure: Freehold. Council Tax Band: D



Ground Floor

Entrance Hall

Composite front door with two glazed panels. Low-voltage spotlights. Radiator, and telephone point. Two generous storage cupboards. Doors leading to:

Lounge 6.28m (20'7") x 3.65m (12')

UPVC double glazed windows to the front and side. Views over the front, side and rear gardens. UPVC double glazed patio doors leading to decking. Radiator, telephone point, and electrically operated projector screen.

Snug 4.09m (13'5") x 2.96m (9'9") max

UPVC double glazed window overlooking the front. Closed feature log burner on a tiled hearth. Radiator. Two wall lights, and TV point.

Kitchen 4.09m (13'5") x 3.22m (10'7")

UPVC double glazed window overlooking the rear garden.. Modern grey base units with contrasting wooden countertops incorporating a 1 1/2 sink with drainer and mixer tap. Plumbing for dishwasher. Space for American style fridge freezer, and space for Range style cooker. Extractor hood over. Radiator.

Utility 2.62m (8'7") x 1.81m (5'11")

UPVC part double glazed door to the garden. Fitted base and eyelevel units with contrasting countertops. Plumbing for washing machine and space for tumble dryer. Integrated electric oven. Two stainless steel sinks set within stainless steel countertop. Tiled splashback. Door to:

WC

Low-level WC, and wash hand basin with mixer tap set within a vanity unit. Panelled cladding to the walls. Heated towel rail.

First Floor

Gallery Landing

Loft hatch with pulldown ladder giving access to the large loft which is partially boarded and has a Vellux window. Doors leading to the following room:

Bedroom 1 4.09m (13'5") x 3.29m (10'10")

UPVC double glazed window overlooking the front garden. Radiator. Fitted storage cupboard.

Bedroom 2 4.04m (13'3") x 2.89m (9'6")

UPVC double glazed window overlooking the rear garden. Radiator. Fitted storage cupboard.

Bedroom 3 3.65m (12') x 2.40m (7'11")

UPVC double glazed window overlooking the front. Radiator.

Bedroom 4 3.11m (10'2") max x 2.37m (7'9")

UPVC double glazed window overlooking the rear. Radiator.

Bedroom 5 2.81m (9'3") max x 2.47m (8'1")

UPVC double glazed window overlooking the front. Radiator. Fitted storage cupboard.

Bathroom

Obscure UPVC double glazed window. Modern three-piece white suite comprising panel bath with mixer taps and electric Mira shower over with folding shower screen, low-level WC, and wash hand basin with mixer tap. Full height tiling to two walls. Radiator, and heated towel rail. Cupboard housing Potterton combination boiler and radiator.

Shower Room

Tiled double shower enclosure with mixer shower and movable showerhead, wash hand basin with mixer tap set within a vanity unit, and WC. Heated towel rail.

External

Front

Walled front garden with raised established beds and pathway leading to the front door. Large in and out driveway with off road parking for several cars.

Rear Garden

Large decked area from both the lounge and utility area leading to a stunning private raised garden. Mainly laid to lawn with established borders, patio area and pathway to cottage style area.

Garage 6.13m x 2.52m

Sectional single garage with up and over door. Glazed panel to the rear. Courtesy door to the rear garden.

