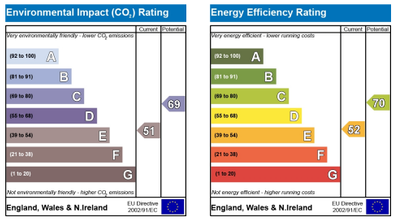

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20-Mar-20

1 Bridge Road,

Lytham, FY8 4EQ

Frank Wyles and Co

- Superior Three Storey Detached Family House
- Lounge, Dining Room & Downstairs WC
- Open Plan Living Dining Kitchen
- 4 Bedrooms, Two En Suites & Family Bathroom
- Gym & Home Office
- Single Garage & Driveway For Several Vehicles

£699,950

Freehold

Energy Efficiency Rating: E

1 Bridge Road,
Lytham, FY8 4EQ
£699,950

This superior detached family house is located within easy access of Lytham town centre and both primary and secondary schools. The well appointed accommodation comprises two reception rooms, an open plan living dining kitchen a ground floor wc, four bedrooms, two en-suites and a family bathroom. The property is set within private gardens and benefits from off street parking, a garage and gym/home office.

Tenure: Freehold

Council Tax: Band F

Ground Floor

Entrance Hall
Double glazed window to side, modern radiator, slate flooring, turn spindled staircase to first floor with storage under, inset ceiling speakers, Low level LED lights set to come on at dusk, door to:

Lounge
4.85m (15'11") x 4.84m (15'11")
Double glazed box bay window to rear with French doors to rear garden, two radiators, polished wood flooring, TV point, coving to ceiling, open fireplace with cast iron surround and marble inset and hearth, open access to:

Dining Room
5.30m (17'5") max into bay x 3.68m (12'1")
Double glazed bay window to front, double glazed window to side, two radiators, polished wood flooring, coving to ceiling.

Open Plan Living Dining Kitchen
9.20m (30'2") max x 6.23m (20'5") max
Fitted with a matching range of base and eye level units with granite worktops, matching breakfast bar island unit, inset twin bowl stainless steel sink with mixer tap, Quooker instant hot water tap, and moulded draining board, integrated fridge, freezer and dishwasher, two built-in Kuppersbusch ovens, built-in Siemens hob with extractor hood over, four windows to rear, three double glazed windows to side, double glazed window to front, two velux windows, slate flooring with underfloor heating (off the main system), TV point, inset speakers and feature lighting, bi-fold doors and additional double doors give access to the rear garden.

WC
Obscure double glazed window to front, fitted with two piece comprising corner wall mounted wash hand basin with tiled splashback, and WC, chrome heated towel rail, slate flooring.

First Floor

Landing
Radiator, polished wood flooring, stairs to second floor with storage under housing Vaillant boiler, low level LED lights set to dusk, cupboard with plumbing for a washing machine, door to

Bedroom 1
5.57m (18'3") max into bay x 3.67m (12')
Double glazed bay window to front, two radiators, TV point, door to:

En-Suite
Fitted with three piece suite comprising wall mounted wash hand basin with mixer tap, double shower enclosure with fitted shower and WC, part tiled walls, wall-mounted mirrored cupboard with lights, heated towel rail, extractor fan, obscure double glazed window to front, tiled flooring, inset ceiling speaker.

Bedroom 2
4.84m (15'11") x 4.51m (14'10")
Double glazed box bay window to rear overlooking the rear garden, radiator.

Bedroom 3
5.82m (19'1") x 3.02m (9'11")
Double glazed window to rear, double glazed window to front, two radiators, polished wood flooring.

Bathroom
2.93m (9'7") x 2.69m (8'10")
Fitted with period style three piece suite comprising cast iron roll top bath with telephone style mixer tap, pedestal wash hand basin with tiled splashback, and high-level flush WC, heated towel rail, shaver point, extractor fan, inset television, inset speaker system and LED lights that come on at dusk, double glazed bay window to rear.

Second Floor

Landing
Velux window, door to under-eaves storage, low level LED lights set to dusk, door to:

Bedroom 4
4.22m (13'10") x 2.90m (9'6")
Velux window with integral blind, radiator, polished wood flooring, access to roof void, door to:

En-Suite Shower Room
Fitted with three piece suite comprising shower enclosure with fitted shower, wall mounted wash hand basin with mixer tap, and WC. part tiled walls, chrome heated towel rail, extractor fan, shaver point, velux window, tiled flooring.

External

Garage
6.33m (20'9") x 2.92m (9'7")
With up and over roller door', power and light connected, double glazed window, door to:

Garden Room
6.06m (19'10") x 3.50m (11'6")
French doors to rear garden, could be used as a gym or home office.

Gardens
Well maintained gardens to the front and enclosed rear of the property, external lighting, two outside taps in the back garden (one hot), driveway with off street parking for several vehicles.