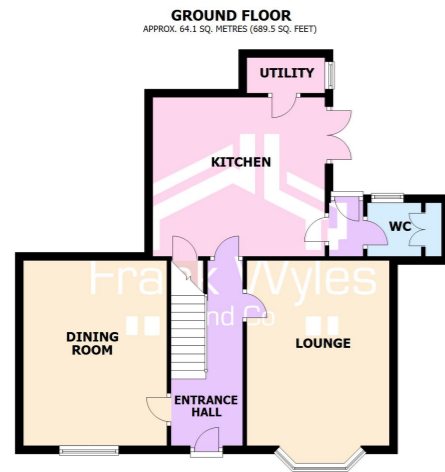
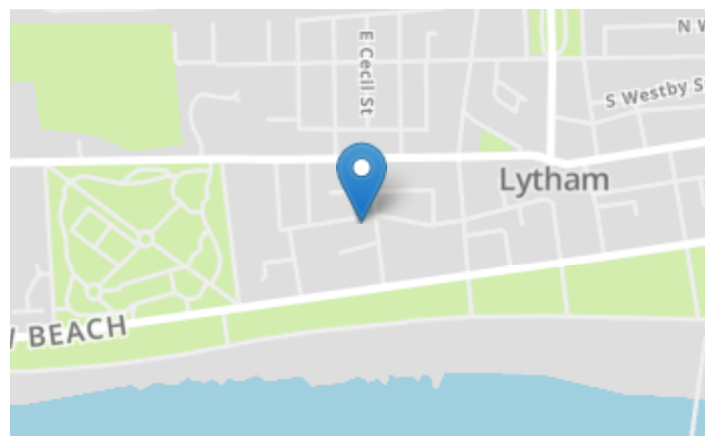


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E	49	57
	F		
Not energy efficient - higher running costs	G		

EU Directive 2002/91/EC
England, Wales & N.Ireland



TOTAL AREA: APPROX. 184.2 SQ. METRES (1983.1 SQ. FEET)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY

01253 731 222
11 Park Street, Lytham FY8 5LU

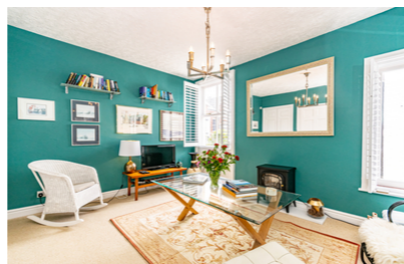
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3 Beach Street,
Lytham, FY8 5NS

- Beautiful Grade II Double Fronted House Over 3 Floors
- Located In Heart Of Lytham & Stone's Throw From Green
- Lounge & Sitting Room
- Dining Kitchen, Utility & Downstairs WC
- Five Double Bedrooms, En Suite & Family Bathroom
- Pretty Front Garden & Rear Courtyard



£545,000

Freehold
Energy Efficiency Rating: E



3 Beach Street,

Lytham, FY8 5NS

£545,000

Built In Approximately 1840, This Beautiful Grade II Listed Double Fronted House Is A Stone's Throw From Lytham Green And Located Within A Short Stroll Of The Local Shops And Restaurants. Offering Deceptively Spacious Accommodation Over Three Floors, The Property Comprises: Lounge, Sitting Room, Dining Kitchen, Utility And WC To The Ground Floor, Three Double Bedrooms & En Suite To The First Floor And Two Double Bedrooms & Family Bathroom To The Second Floor. To The Front Is a Pretty Hedged Garden And, To The Rear, A Private Courtyard. A Gem Of a Property Not To Be Missed! Available With No Onward Chain.

Tenure: Freehold

Council Tax Band: F



Entrance Hall

Wooden door with part opaque glazing and featured glazed fan above. Tiled flooring. Cornice to ceiling, ceiling rose and single panel radiator. Period staircase leading to first floor. Doors leading to following rooms:

Lounge 5.41m (17'9") max into bay x 3.51m (11'6")

Double glazed bay window to front. Feature coal effect gas fire with wooden mahogany and cast iron surround and marble hearth. Cornice to ceiling, ceiling rose and radiator. Telephone and television point.

Dining Room 4.55m (14'11") x 3.53m (11'7")

Double glazed window to front. Feature coal effect gas fire with oak and cast iron surround and tiled inset and hearth. Cornice to ceiling, ceiling rose, picture rail, and radiator.

Dining Kitchen 4.24m (13'11") x 3.91m (12'10")

Fitted with a matching range of base units with granite worktops, matching breakfast bar, island unit, and butler style sink with mixer tap. Under-unit lights. Integrated fridge, freezer and dishwasher. Range cooker with extractor hood over. Tiled flooring. Built-in storage cupboard housing consumer unit. Double doors leading to rear courtyard. Door leading to:

Utility 1.92m (6'4") x 0.88m (2'10")

Window to side. Plumbing for washing machine. Space for fridge freezer.

Vestibule Leading From Kitchen

Tiled flooring. Glazed door leading to rear courtyard. Door to:

WC

Window to rear. Fitted with two piece suite comprising pedestal wash hand basin, and WC. Cupboard housing floor mounted boiler.

First Floor

Landing

Window to front. Stairs to second floor. Split landing leading to following rooms:

Bedroom 1 4.55m (14'11") x 3.51m (11'6")

Bay window to front with discreet estuary views. Fitted bedroom suite with a range of wardrobes and built-in cupboard. Cornice to ceiling. Two radiators.

En-Suite

Window to rear. Fitted with three piece suite with pedestal wash hand basin with mixer tap, double shower area with fitted shower and glass screen and WC. Part tiled walls. Radiator.

Bedroom 2 4.55m (14'11") x 3.53m (11'7")

Window to front. Feature white fireplace with cast iron back and tiled hearth. Cornice to ceiling, and radiator.

Bedroom 3 4.24m (13'11") x 3.11m (10'2")

Two windows to rear. Radiator. Built-in storage cupboard.

Second Floor

Landing

Double glazed window to front. Radiator. Split landing leading to following rooms:

Bedroom 4 4.55m (14'11") x 3.51m (11'6")

Window to front. Radiator, and Television point.

Bedroom 5 4.55m (14'11") x 3.53m (11'7")

Window to front. Radiator. Television point.

Bathroom

Double glazed opaque window to rear. Fitted with four piece suite comprising roll top bath, pedestal wash hand basin with tiled splash back, shower enclosure with fitted shower, and WC. Heated towel rail. Built-in storage cupboard. Door leading to walk-in loft area housing hot water cylinder.

External

Front: Hedge and gate enclose front garden. Pebbled area with space for table and chairs. Tiled pathway leading to front door.

Rear: Wall enclosed courtyard garden. Gate leading to secure side access.

