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## 7 Foxwood Chase, Westby, Lancashire, PR4 3PF

- Lovely Barn Conversion In Gated Development
- Lounge, Dining Kitchen & Utility
- Three Bedroom, En Suite & Family Bathroom
- Garden With Rural Views
- Double Garage & Visitor Parking
- Within Easy Reach Of Lytham, Kirkham & M55



**£335,000**

Leasehold  
 Energy Efficiency Rating: C





## 7 Foxwood Chase,

Westby, PR4 3PF

**£335,000**

Built In 2004, This Small Development Of Just Seven Barn Conversions With Great Open Views Is Located In A Gated Semi-Rural Location Within A Short Drive Of Lytham, Kirkham & The M55 Motorway. Offering Spacious Accommodation On One Level, The Property Comprises: Lounge, Dining Kitchen, Utility, Three Bedrooms, En Suite Shower Room & Family Bathroom. The Property Also Benefits From A Garden With Rural Views, A Double Garage & Visitor Parking. A Must See To Fully Appreciate!

Tenure: Leasehold. Ground Rent £150 pa

Service Charge: £97.57 per month



### Entrance Hall

Double glazed window to front. Radiator. Doors leading to the following rooms:

### Lounge 5.94m (19'6") x 5.13m (16'10")

Double glazed window to front. Two radiators, TV point, two wall light points, and coving to ceiling. Coal effect gas fire set in marble surround. Door to rear garden with double glazed side panels.

### Dining Kitchen 4.22m (13'10") x 3.96m (13')

Double glazed window to rear. Fitted with a matching range of base and eye level units with worktop space over incorporating a 1 1/2 bowl stainless steel sink with single drainer and mixer tap. Integrated fridge, freezer, and dishwasher. Built-in microwave, oven and gas hob with pull out extractor hood over. Radiator, tiled flooring, and TV point. Door to:

### Utility Room 3.96m (13') x 1.98m (6'6")

Fitted with a range of base and eye level units with worktop space over incorporating a stainless steel sink with single drainer and mixer tap. Tiled splashbacks. Plumbing for washing machine, and space for tumble dryer. Radiator, and tiled flooring. Wall mounted boiler. Door to rear garden

### Bedroom 1 5.14m (16'10") x 3.64m (11'11")

Double glazed window to side. Fitted wardrobes. Radiator, TV point, and coving to ceiling. Door to:

### En-Suite Shower Room 2.09m (6'10") x 1.83m (6')

Fitted with three piece suite comprising shower enclosure with fitted shower, inset wash hand basin with storage under and mixer tap, and WC. Full height tiling to all walls, and tiled flooring. Heated towel rail, extractor fan, and shaver point.

### Bedroom 2 5.19m (17') x 4.01m (13'2")

Double glazed window to rear. Fitted wardrobes and drawers. Radiator, TV point, and coving to ceiling.

### Bedroom 3 3.96m (13') x 3.23m (10'7")

Double glazed window to rear. Fitted bedroom suite with a range of wardrobes. Radiator, TV point, and coving to ceiling.

### Bathroom

Fitted with three piece suite comprising panelled bath with shower attachment and mixer tap, inset wash hand basin with storage under and mixer tap, and WC. Full height tiling to all walls, and tiled flooring. Heated towel rail, extractor fan, and shaver point.

### Garden

Wall enclosed. Mainly laid to lawn with block paved patio and shrub borders.

### Double Garage 6.02m (19'9") x 5.99m (19'8")

Electric up and over door. Electric light and power connected.

