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## 4 Victory Boulevard Lytham FY8 5TH



- Three Storey Detached House With Open View of Green
- Located Near to Sea Front & Lytham Centre
- Lounge, Kitchen, Dining Area & Utility
- Conservatory, Office & Downstairs WC
- Five Double Bedrooms
- Three En Suites & Family Bathroom
- Off Road Parking, Double Garage & Rear Garden

**£575,000**

Tenure:  
Energy Efficiency Rating:





## 4 Victory Boulevard

Lytham FY8 5TH

£575,000

Modern Five Bedroom Three Storey Detached Family House Located Within a Few Minutes Walk of the Sea Front & Lytham Green. The Property Also Benefits From Have an Open View of a Green to the Front. Offering Spacious Accommodation in the Form of: Lounge, Kitchen, Dining Area, Utility, Conservatory, Office & WC Downstairs, Three Double Bedrooms and Three En Suites to the First Floor and Two Double Bedrooms & Bathroom to Second Floor. To the Rear is a Well Maintained Garden & Double Garage With Parking. Available With No Forward Chain! Contact Us Now To View!

Council Tax Band: G  
 Tenure: Leasehold (990 years remaining from 2019)  
 Ground Rent: £300 per annum  
 Service Charge: £300 per annum



**Ground Floor**  
**Porch**  
 Steps leading to open porch. Double glazed door leading to:

**Entrance Hall**  
 Radiator, tiled flooring, coving to ceiling, and stairs to first floor with storage cupboard under. Doors leading to:

**Lounge** 5.79m (19') x 4.10m (13'5")  
 Two double glazed windows to front. Radiator, TV point, two wall light points, and coving to ceiling. Coal effect gas fire set in marble surround.

**Kitchen** 6.91m (22'8") x 3.28m (10'9")  
 Double glazed window to rear. Fitted with a matching range of base and eye level units with worktop space over incorporating a 1/2 bowl stainless steel sink with single drainer and mixer tap. Integrated fridge, freezer and dishwasher. Built-in double oven and microwave. Induction hob with extractor hood over. Tiled flooring. Open plan to Dining Area. Double doors to Conservatory.

**Dining Area** 2.93m (9'7") x 2.34m (7'8")  
 Double glazed window to rear. Radiator, tiled flooring, coving to ceiling, and fitted dining table with granite top.

**Conservatory** 4.15m (13'7") max x 3.18m (10'5")  
 With double glazed windows and double glazed polycarbonate roof. Tiled flooring. Double doors to rear garden.

**Utility Room** 2.51m (8'3") x 1.60m (5'3")  
 Plumbing for washing machine, and space for tumble dryer. Radiator, extractor and tiled flooring. Wall mounted boiler. External door to side.

**Office** 3.57m (11'9") x 3.55m (11'8")  
 Two double glazed windows to front. Radiator, tiled flooring, and coving to ceiling.

**WC**  
 Fitted with two piece suite comprising corner pedestal wash hand basin with mixer tap, and WC. Extractor fan, part tiled walls, radiator, and tiled flooring.

### First Floor

**Landing**  
 Double glazed window to front. Radiator, coving to ceiling, and stairs to second floor. Two built-in storage cupboards. Doors to:

**Bedroom 1** 5.80m (19') x 4.10m (13'5")  
 Two double glazed windows to front. Fitted bedroom suite with a range of wardrobes. Radiator, and coving to ceiling. Door to:

**En-Suite Bathroom**  
 Obscure double glazed window to rear. Fitted with four piece suite comprising panelled bath with mixer tap, vanity wash hand basin with storage under, mixer tap, mirror and shaver point and light,



double shower enclosure with fitted shower with body jets, and WC. Full height tiling to all walls. Heated towel rail, extractor fan, and radiator.

**Bedroom 2** 4.77m (15'8") x 3.28m (10'9")  
 Double glazed window to rear. Double wardrobe with full-length mirrored sliding doors. TV point, and coving to ceiling. Door to:

**En-Suite Shower Room**  
 Obscure double glazed window to rear. Fitted with three piece suite comprising shower enclosure with fitted shower, vanity wash hand basin with storage under, mixer tap, mirror and shaver point and light, and WC. Part tiled walls, extractor fan, radiator, and tiled flooring.

**Bedroom 3** 3.84m (12'7") x 3.57m (11'9")  
 Double glazed window to front. Fitted double wardrobe with full length mirrored sliding doors. Radiator, and coving to ceiling. Door to:

**En-Suite Shower Room**  
 Obscure double glazed window to side. Fitted with three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin with mixer tap, and WC. Part tiled walls, extractor fan, shaver point, and radiator.

### Second Floor

**Landing**  
 Door to built-in storage cupboard. Doors leading to:

**Bedroom 4** 5.06m (16'7") x 4.13m (13'7") max  
 Two velux windows. Fitted bedroom suite with a range of wardrobes. Radiator.

**Bedroom 5** 5.06m (16'7") x 3.57m (11'9")  
 Two velux windows. Radiator.

**Bathroom**  
 Velux window. Fitted with three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, and WC. Part tiled walls, extractor fan, shaver point, and tiled flooring.

### External

**Double Garage** 5.68m (18'7") x 5.66m (18'6")  
 Electric up-and-over door, courtesy door to rear garden, power and light connected. Accessed from rear of property.

**Rear Garden**  
 Well maintained enclosed rear garden. Decked area with inset lighting, and artificial lawn. Gated access to rear.

