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ELMHURST ROAD, LYTHAM ST. ANNES  
FY8 3JH

ASKING PRICE £550,000

- FABULOUS FIVE BEDROOM DETACHED FAMILY HOME NESTLED WITHIN BEAUTIFULLY LANDSCAPED GARDENS
- BOASTING DECEPTIVELY SPACIOUS & MODERN LIVING ACCOMMODATION - SITUATED IN A MUCH SOUGHT AFTER RESIDENTIAL LOCATION
- OPEN PLAN LIVING/DINING KITCHEN - UTILITY - DOWNSTAIRS WC - POTENTIAL ANNEXE
- FAMILY/CINEMA ROOM & BAR - FOUR EN SUITES - LARGE & PRIVATE REAR GARDEN - GARAGE & DRIVEWAY





#### Entrance Vestibule

Composite entrance door with feature glazing and modern Yale electric lock, tiled flooring, french doors lead into;

#### Entrance Hall

15'4 x 9'11

Stairs lead to the first floor, under stairs storage cupboard, radiator, doors lead to the following rooms;

#### Lounge

17'10 x 12'11

Large UPVC double glazed window to front, two further UPVC double glazed windows to side allowing plentiful light, open fire with feature surround and hearth, TV and telephone points, radiator.

#### Open Plan Living / Dining Kitchen

34'6 x 21'3

Three UPVC double glazed windows to rear and side, UPVC double glazed french doors lead out into rear garden with orangery style glass roof, good range of wall and base units with granite work surfaces, central island unit, tiled splash backs, integrated appliances include; Belfast sink with worktop drainer with chrome mixer tap and additional kettle tap, overhead illuminated extractor, dishwasher, space for American style fridge/freezer, recessed spotlights and three feature pendant lights, three radiators, TV point, electric sliding bookcase leading into family/cinema room.

#### Utility Room

6'1 x 5'2

UPVC double glazed door leading to driveway, wall and base units with laminate work surfaces, Belfast sink with chrome mixer tap, plumbed for washing machine, space for tumble dryer, tiled floor, recessed spotlights, radiator.

#### Family / Cinema Room

32'10 x 9'10

UPVC double glazed french doors leading to rear garden, two UPVC double glazed windows to rear, tiled floor, recessed spotlights, two radiators, electric fire, TV point, bar area, door leads to integral garage.

#### Office / Bedroom Five

11'11 x 11'

UPVC double glazed french doors lead out into rear garden, radiator.



#### Jack and Jill En Suite

8'7 x 8'7

UPVC double glazed opaque window to side, three piece white suite comprising of; shower unit with glass screen, vanity wash hand basin and WC, wall mounted heated towel rail.

#### Bedroom Four

12'11 x 11'10

UPVC double glazed window to front, built in storage cupboard, fitted wardrobes, telephone point, radiator.

#### Downstairs WC

5'2 x 3'9

Two piece white suite comprising of; vanity wash hand basin and WC, tiled floor.

#### First Floor Landing

13'8 x 5'9

UPVC double glazed window to front, radiator, loft access with pull down ladder, storage cupboards, doors lead to the following rooms;

#### Bedroom One

19'3 x 15'5

Bright and spacious room with two UPVC double glazed windows to rear, fitted wardrobes, two radiators, TV point, door leads to;

#### Walk in Wardrobe

6'9 x 5'4

Fitted wardrobes, tiled flooring, recessed spotlights, door leads to;

#### En Suite Bathroom

13'2 x 7'2

UPVC double glazed window to rear, four piece contemporary white suite comprising of; vanity wash hand basin, bath with wall mounted TV, step in shower cubicle with waterfall shower and further attachment, WC, fully tiled walls and floor, recessed spotlights, three wall mounted chrome heated towel rails.

#### Bedroom Two

15'10 x 12'11

Two UPVC double glazed windows to front and side, fitted wardrobes, built in drawers, radiator.



#### En Suite Shower Room

6'6 x 5'7

UPVC double glazed opaque window to side, three piece suite comprising of; vanity wash hand basin, shower cubicle and WC, tiled flooring, recessed spotlights and wall mounted chrome heated towel rail.

#### Bedroom Three

12'11 x 7'10

Two velux windows to front, feature built in play area with feature LED lighting, built in drawers and fitted wardrobes, radiator.

#### En Suite Shower Room

6'9 x 5'5

UPVC double glazed opaque window to side, three piece suite comprising of; vanity wash hand basin, shower cubicle and WC, tiled flooring, recessed spotlights, wall mounted chrome heated towel rail.

#### Outside

The front garden is laid to lawn with mature trees and flower beds. There is a block paved driveway with parking for several cars and leads to the single garage.

The large rear garden has been beautifully landscaped with tree borders and feature flower beds. There is an aluminium constructed shed for outdoor storage and a patio area perfect for table and chairs. There are two timber built tree houses and a greenhouse. The property has a secure side gate.

#### Garage

15' x 8'9

Electric up and over door, power and light.

#### Other Details

Tax Band - F (£3,321.64 per annum).

Tenure - Freehold

Energy Rating C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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