



WESTWOOD MEWS, LYTHAM, FY8 5QE

£450,000

- BRIGHT & SPACIOUS MID MEWS HOUSE IN MUCH SOUGHT AFTER LOCATION
- MINUTES FROM LYTHAM TOWN CENTRE, LOWTHER GARDENS & LYTHAM GREEN
- 2/3 RECEPTION ROOMS - 3/4 BEDROOMS - DINING KITCHEN - CONSERVATORY - DOWNSTAIRS WC - 3 DOUBLE BEDROOMS
- EN SUITE - BATHROOM - GARAGE & DRIVEWAY

 X 3
  X 2
  X 3
  X 1
  X 1
  Garden



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial Properties Ltd. We therefore cannot offer any guarantees in respect of them.



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Entrance
UPVC Entrance door leads into;

Hallway
Radiator, stairs to first floor, under stairs storage cupboard with light, doors lead to;

Downstairs WC
UPVC double glazed window to front, two piece white suite comprising of wash hand basin and WC, part tiled walls, wood effect laminate flooring

Lounge 18'4 x 13'5 (5.59m x 4.09m)
Bright and airy room with three floor to ceiling UPVC double glazed windows to front, fireplace housing electric fire with marble effect backdrop and hearth, radiator, TV and telephone points, wood effect laminate flooring, radiator, archway leads into;

Dining Room 11'1 x 9'3 (3.38m x 2.82m)
Wood effect laminate flooring, telephone point, radiator, glass doors lead through to;



Conservatory 10'9 x 10'1 (3.28m x 3.07m)
UPVC double glazed windows and polycarbonate roof, wood effect laminate floor, TV point, double doors lead out into rear garden

Reception Room Three / Bedroom Four 11'1 x 7' (3.38m x 2.13m)
UPVC double glazed window to rear, radiator

Dining Kitchen 12' x 12'11 (3.66m x 3.94m)
UPVC double glazed window and door to rear, good range of wall and base units with wood effect laminate work surfaces, tiled to splash backs, stainless steel one and a half bowl sink and drainer, dishwasher, plumbed for washing machine, space for range cooker with overhead illuminated extractor, space for American style fridge freezer, laminate tiled flooring, radiator

First Floor Landing
Loft hatch, doors lead to the following rooms;



Bathroom 14'10 x 8' (to widest point 4.52m x 2.44m (to widest point))
UPVC opaque window to front, four piece white suite comprising of bath, shower cubicle, pedestal wash hand basin and WC, tiled to splash backs, wall mounted chrome heated towel rail, airing cupboard housing boiler, lino flooring

Master Bedroom 17'2 x 13'6 (to widest point) (5.23m x 4.11m (to widest point))
Bright and spacious room with two UPVC windows to front, fitted wardrobes with overhead cupboards, bedside cabinets and dressing table, telephone & TV points, radiator, door to;

En Suite 7'5 x 5'11 (2.26m x 1.80m)
UPVC double glazed opaque window to rear, three piece white suite comprising of shower cubicle, wash hand basin and WC, fully tiled walls, laminate tiled flooring, wall mounted chrome heated towel rail



Bedroom Three 10'4 x 9'10 (3.15m x 3.00m)
UPVC double glazed window to rear, fitted wardrobes, radiator

Bedroom Two 13' x 11'10 (3.96m x 3.61m)
UPVC double glazed window to rear, radiator

Outside
The rear garden has a paved area and is laid to lawn with shrub borders, central rockery and outside water tap.
The front garden is laid to lawn with shrub borders and has an outside water tap.
There is a driveway

Garage
Brick built single garage with up and over door, access door

Other details
Tenure - Leasehold - Approx 960 years remaining (Ground Rent - £75 per annum)
Tax Band - F (£2,679.80 per annum)

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