



28 Westby Street, Lytham

£519,950 Freehold

4 bedroom end of terrace for sale

Description

End Terrace House in the heart of Lytham.
Hall. Lounge/Dining Area. Kitchen. Basement.
Four Bedrooms. Bathroom/W.C. Shower Room/W.C.
Double-Glazing. Gas Central Heating.
Gardens Front and Rear. Garage.
Driveway. Garage.

EPC: D

ACCOMODATION COMPRISING:

ENTRANCE:

Wooden door to Vestibule.
Leaded light door to Hall.

HALL:

17' 5" x 5' 6" (max)
Single panel radiator.
Recessed ceiling lights.
Laminate wood floor.
Door to Basement Bedroom.

LOUNGE:

15' 2" x 13' 0" (max)
Double-Glazed Bay window to the front.
Coal effect fire set in period surround.
Single panel radiator.



Ceiling light.
Recessed ceiling lights.
Television point.
Telephone point.
Laminate wood floor.

DINING AREA:

12' 4" x 11' 6" (max)
Double-Glazed French doors to Juliet Balcony.
Feature fireplace set in period surround.
Single panel radiator.
Ceiling light.

KITCHEN:

19' 4" x 10' 9" (max)
Double-Glazed French doors to rear.
Double- Glazed window to side.
2 x Double- Glazed Velux window to rear.
Range of Wall and Base units in Blue.
Matching Breakfast Bar.
Square edge worktops.
1 1/2 bowl stainless steel single drainer sink unit
Neff electric Oven.
Neff 5 Ring electric Hob.
Neff illuminated extractor chimney.
Space for freestanding fridge/freezer.
Plumbed for a washing machine.
Bosch integrated dishwasher.
Recessed ceiling lights.
Double panel radiator.
Vaillant wall mounted combi boiler.
Stone floor.

BEDROOM ONE:

11' 8" x 11' 7" (max)

Double-Glazed window to front.

Space for freestanding Wardrobes.

Single panel radiator.

Ceiling light.

Television point.

Laminate wood floor.

BEDROOM TWO:

11' 9" x 10' 4" (max)

Double-Glazed window to rear.

Space for freestanding Wardrobes.

Double panel radiator.

Recessed ceiling lights.

BEDROOM THREE:

8' 5" x 6' 8" (max)

Double-Glazed window to front.

Space for freestanding Wardrobes.

Single panel radiator.

Ceiling light.

BEDROOM FOUR:

26' 8" x 11' 5" (max)

Double-Glazed window to front.

Double-Glazed French doors to rear.

Walk-in Storage cupboard.

2 x Single panel radiator.

Recessed ceiling lights.

Television point.

Laminate wood floor.

BATHROOM/W.C.:

10' 8" x 10' 8" (max)

Double-Glazed window to rear.
Double-Glazed window to side.
3-Piece suite with Chrome fittings.
“Wet Room” walk-in Shower.
Fully tiled walls.
Central heating towel rail.
Recessed ceiling lights.
Shaver point.
Wall mounted Television.
Stone floor.

SHOWER ROOM/W.C.:

7’ 5” x 3’ 8” (max)
3-Piece suite Chrome fittings.
Walk-in Shower cubicle.
Central heating towel rail.
Recessed ceiling lights.
Extractor fan.

EXTERIOR:

FRONT GARDEN:

Laid to stone garden.
Mature shrubs and bushes.
Wrought iron gate.
Stone flagged path.

REAR GARDEN:

Feature wooden decking Patio area.
Mature shrubs and bushes.

GARAGE:

18’ 2” x 17’ 2” (max)
Electric Up and Over door.
Double-Glazed personnel doors to rear.

Electric power supply.

TENURE:

The property is Freehold.

Council Tax Band: D.

NOTES:

The property is located in the heart of Lytham.

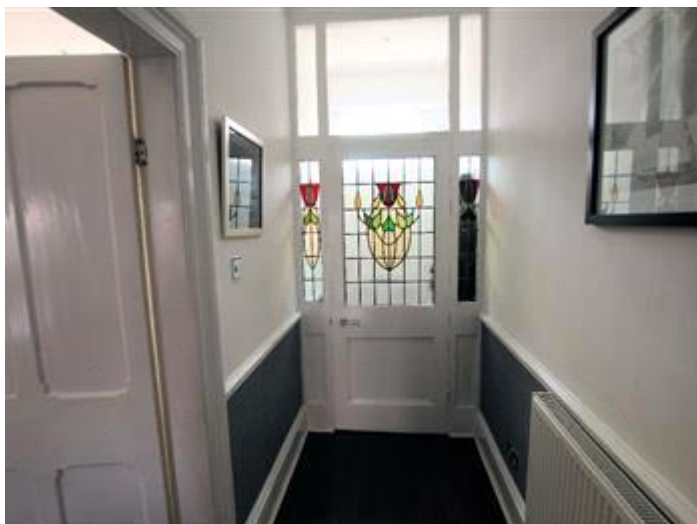
Council Tax Band: D

Tenure: Freehold

Tenure

Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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