

Asking price of £349,950 Haymarket, Lytham St Annes, FY8



Front



Rear

- Currently Under Development - 4 Bedroom Home
- Free Standing Villeroy & Boch Bath
- 4 En-suite bathrooms
- Potential Purchaser Will Have Choice To Design Ground Floor Extension
- Private Driveway
- Desirable Location
- Large Open Plan Kitchen
- Detached Garage
- Overlooking Royal Lytham Gold Course

Currently under development, Four Bedroom, Four En- Suite, Detached Residence, situated in a desirable location with higher floor views overlooking Royal Lytham Golf Course. The property is currently under development and potential purchaser's will have the choice to design the internal ground floor wrap around extension to their chosen specification which will consist of two, ground floor bedrooms with en-suite bathrooms and a large open plan dining kitchen and family area overlooking the rear garden. The high-quality accommodation as a whole comprises, Entrance hallway, ground floor w.c. Separate Lounge, Open plan dining kitchen with a side breakfast room open plan to the dining kitchen area, two ground floor en-suite bedrooms, two first floor en-suite bedrooms one with a large free standing villeroy & boch bath. The accommodation offers a good size rear garden with a private driveway leading to a detached brick garage. Viewing is highly recommended.

Haymarket, Lytham St Annes, FY8

GROUND FLOOR

Entrance Hallway

4.70m x 2.20m (15'5" x 7'3")

Lounge

4.80m x 3.60m (15'9" x 11'10")

Open Plan Dining Kitchen/Breakfast Room

7.50m x 5.80m (24'7" x 19'0")

Ground Floor Bedroom 1 (Front)

3.60m x 3.30m (11'10" x 10'10")

En-suite

2.20m x 1.30m (7'3" x 4'3")

Ground Floor Bedroom 2 (Rear)

4.50m x 3.30m (14'9" x 10'10")

En-suite

2.20m x 1.30m (7'3" x 4'3")

FIRST FLOOR

Landing

Bedroom 3 (Front)

4.70m x 3.50m (15'5" into bay x 11'6")

En-suite

2.20m x 2.10m (7'3" x 6'11")

Bedroom 4 (Rear)

3.50m x 3.30m (11'6" x 10'10")

En-suite

2.60m x 2.20m (8'6" x 7'3")

Gardens

The front garden will be mainly laid to lawn with flower borders. A good sized private rear garden, mainly laid to lawn with borders. Driveway leading to a detached brick garage.

Garage

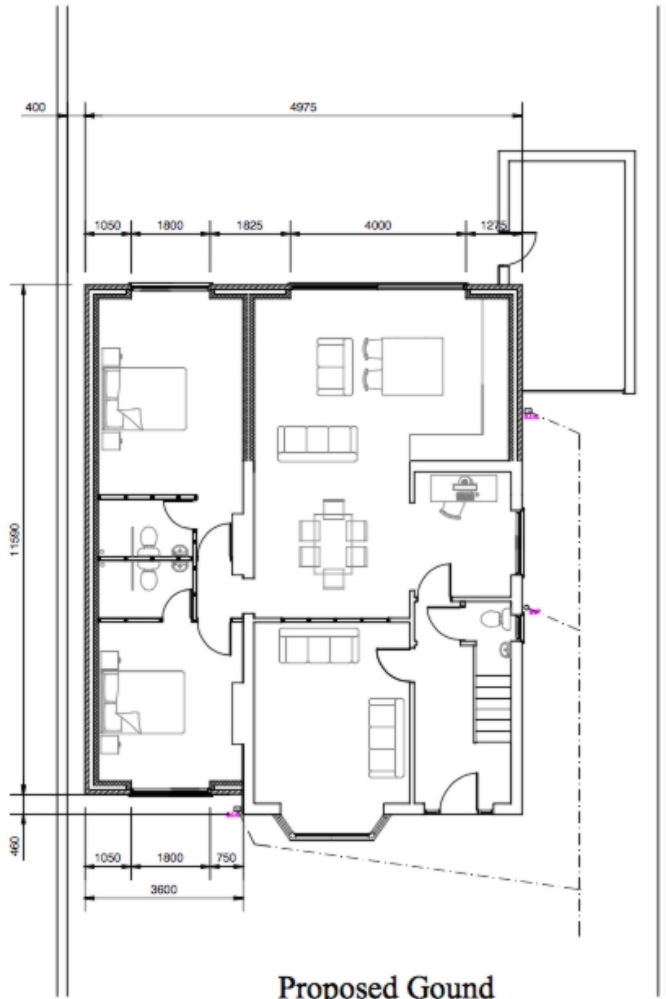
Up and over door. Wall mounted Gledhill combination boiler.



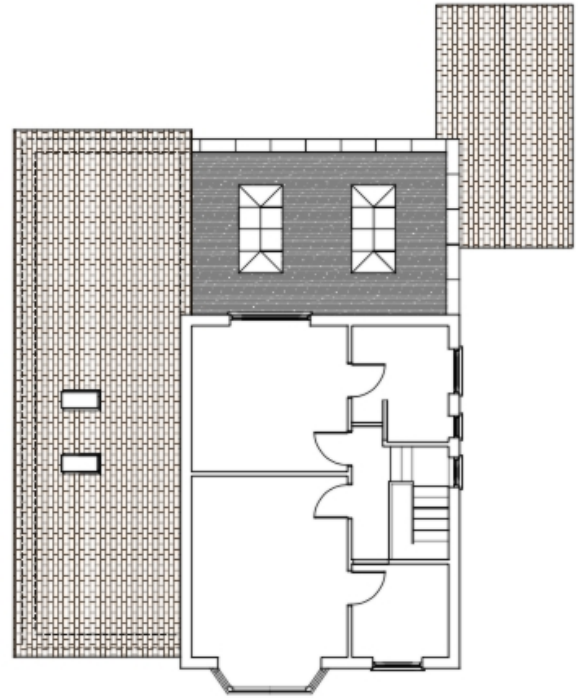
Existing Elevations 1:100



Proposed Elevations 1:100



**Proposed Ground
Floor Plan**
1:100



**Proposed First
Floor Plan**
1:100

Location



VIEWING BY APPOINTMENT WITH AGENTS NU:MOVE LIMITED

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.