

Detached Three Bedroom House

Sought After Location

Modern Fitted Kitchen with  
Appliances

Close to Lytham Centre

Double Garage & Driveway

Viewing is Highly Recommended to  
Fully Appreciate what this  
Property has to Offer

EPC = E



Tempo are DELIGHTED to bring to the market this Spacious three bedroom Detached house in a much sought after location, situated on the popular Hall Park Drive. The Detached house briefly comprises of; Four Reception Rooms, Newly Fitted Bathroom, Downstairs WC, Conservatory, Double glazing, Driveway, Garage, Extensive Garden & Modern Fitted Kitchen with Appliances. Close to Lytham Centre. Viewing is highly recommended to fully appreciate this property.  
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**For an appointment to view call 01772 633399 or email  
[info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)**





## ACCOMMODATION

### Hall

Entrance hallway with wood flooring, coving, ceiling light and stairs to first floor.

### Lounge 17' 10" x 12' 6" (5.43m x 3.81m)

Spacious lounge housing feature modern electric fire, two panel radiators, coving, ceiling light and wood effect flooring. Archway leading to dining room and uPVC windows to front and side elevation.

### Dining Room 15' 0" x 8' 6" (4.57m x 2.59m)

Reception room with panel radiator, ceiling light, coving, servers hatch to kitchen. Under stair storage and two uPVC windows to rear elevation.

### Kitchen 19' 5" x 8' 11" (5.91m x 2.72m)

Modern fitted kitchen with eye and base level units in white, contrasting worktops and tiled splashback. Built in eye level oven and microwave, four ring hob with cooker hood above and built in sink and drainer with mixer tap. Integrated appliances including washing machine, dishwasher and fridge freezer. Tile effect flooring, dado rail, coving and inset spotlights.

### Conservatory 9' 3" x 4' 6" (2.82m x 1.37m)

uPVC built conservatory with tile effect flooring, patio doors to rear garden and door to attached garage.

### Reception Room 10' 5" x 8' 7" (3.17m x 2.61m)

Currently used as an office with wood effect flooring, panel radiator, ceiling light and sliding doors to rear garden.

### WC 4' 1" x 2' 11" (1.24m x 0.89m)

Low flush WC and hand was basin with tiled splash back and cupboard underneath. Ceiling light, lino flooring and frosted window to front elevation.

### Landing

First floor landing with timber balustrade, panel radiator, ceiling light and loft hatch. Storage cupboard and uPVC window to side.

### Bedroom 1 17' 11" x 12' 7" (5.46m x 3.83m)

Spacious master bedroom with panel radiator, ceiling light and uPVC window. Dressing area with built in wardrobes, panel radiator and ceiling light.

### Bedroom 2 10' 3" x 8' 11" (3.12m x 2.72m)

Built in wardrobes providing storage space, panel radiator, ceiling light and uPVC window.

### Bedroom 3 10' 10" x 6' 11" (3.30m x 2.11m)

Good sized third bedroom with built in wardrobes for storage, panel radiator, ceiling light and uPVC window.

### Bathroom 8' 9" x 6' 3" (2.66m x 1.90m)

Three piece suite comprising: low flush WC, inset floating hand wash basin over vanity unit and shower unit with glass screen. Chrome heated towel ladder, tiled flooring, tiled walls, extractor fan and inset spotlights. Frosted uPVC window.

### Exterior

Situated on corner plot with laid to lawn areas to the front and side and feature tree. Paved driveway and attached double garage with up and over door providing ample off road parking. Paved walkway to timber gate leading to rear garden. Private and enclosed rear garden with paved patio area to the rear ideal for outside dining and entertaining. Laid to lawn area with borders of mature plants and shrubs and timber fence surround.

### Council Tax Band = E

### Tenure

We have been advised by the vendor that this property is, Freehold this information should always be checked by a solicitor prior to purchase.

### Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.





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