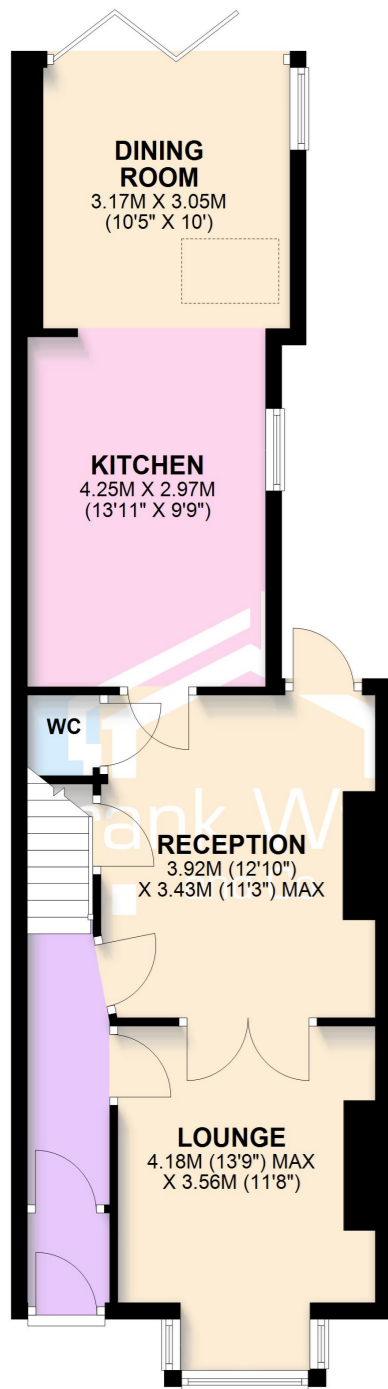
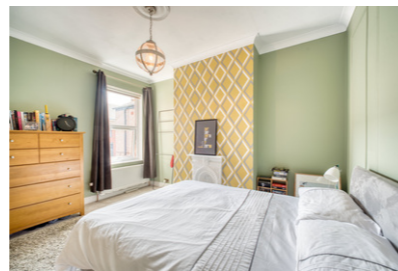
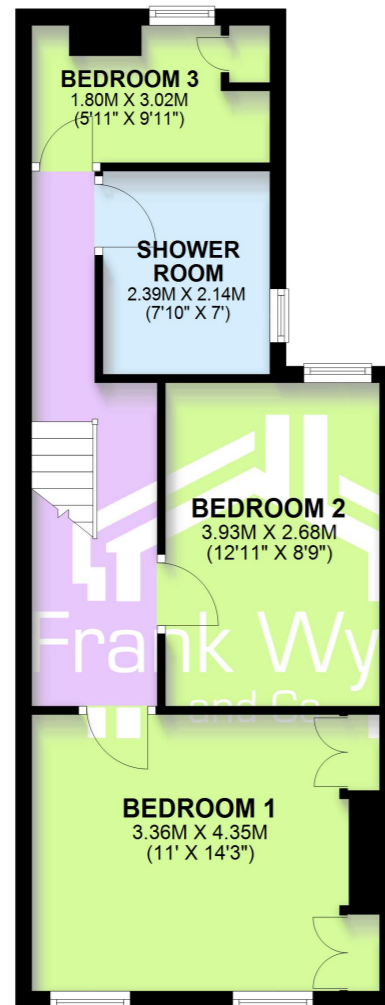




GROUND FLOOR
APPROX. 58.4 SQ. METRES (629.1 SQ. FEET)



FIRST FLOOR
APPROX. 45.4 SQ. METRES (488.8 SQ. FEET)



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			
		79	61



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(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

32 Trent Street, Lytham FY8 5DE

- Beautifully Refurbished Victorian Mid-Terrace Two Minutes From Lytham Green
- Rear Extension With Aluminium Bifold Doors Opening Directly Onto The Garden
- Stunning New Kitchen With Quartz Worktops And Solid Wood Breakfast Bar
- Wealth Of Original Victorian Features Throughout, Including Multi-Fuel Stove
- Three Bedrooms, Brand New Family Bathroom And New Downstairs WC
- Private Walled Rear Garden And Characterful Coastal Themed Front Garden

£389,950
Leasehold



A beautifully refurbished and extended mid-terrace home, just two minutes from Lytham Green.

This is a property that has been carefully considered, blending Victorian character with a high-quality modern finish. Original features remain where they matter, including coving, decorative chimney breasts and two striking fireplaces, sitting effortlessly alongside a stylish kitchen with quartz worktops and a solid wood breakfast bar.

The standout feature is the rear extension, where aluminium bifold doors span the width, opening into the garden and filling the home with natural light. In warmer months, it creates a seamless indoor-outdoor feel, while in winter the space becomes warm and inviting with a multi-fuel stove.

Upstairs are three well-proportioned bedrooms and a new family bathroom, with a ground floor WC completing the layout.

Externally, the property offers a low-maintenance front garden and a private walled rear garden.

Lytham Green and the coastline are just moments away.

Tenure: Leasehold
Ground Rent: £6.12 pa

Council Tax: Band C



Ground Floor

Porch 1.09m (3'7") x 1.03m (3'5")

Door to:

Hall 3.79m (12'5") max x 1.03m (3'5")

Stairs doors to:

Lounge 4.18m (13'9") max x 3.56m (11'8")

Double glazed box bay window to front, two radiators, recessed log fire with fireplace surround, tv point, double door to:

Reception 3.92m (12'10") x 3.43m (11'3") max

Recessed fireplace with dual fuel stove and fireplace surround, storage cupboard, double glazed patio door to rear, radiator, door to:

WC 0.98m (3'3") x 0.74m (2'5")

WC, hand wash basin, tiled splash back.

Kitchen 4.25m (13'11") x 2.97m (9'9")

Fitted with a matching range of base and eye level units with quartz worktop over, four ring induction hob with extractor hood over, composite sink with drainer and mixer tap, integrated electric oven and microwave, integrated dishwasher, and washing machine, half tiled walls, double glazed window to side, ceiling infrared heating, open plan to:

Dining Room 3.17m (10'5") x 3.05m (10')

Double glazed aluminium bi-fold doors, double glazed window to side, double glazed velux window, telephone point, ceiling infrared heating.

First Floor

Landing 6.50m (21'4") max x 1.57m (5'2")

Doors to:

Bedroom 1 4.35m (14'3") x 3.36m (11')

Two double glazed windows to front, two fitted wardrobes, radiator, decommissioned fireplace.

Bedroom 2 3.93m (12'11") x 2.68m (8'9")

Double glazed window to rear, radiator, decommissioned fireplace.

Bedroom 3 3.02m (9'11") x 1.80m (5'11")

Double glazed window to rear, boiler cupboard, radiator, storage cupboard.

Shower Room 2.39m (7'10") x 1.36m (4'5")

Fitted with a three piece suite comprising shower cubicle with glass screen, tray and shower head over, WC, hand wash basin, obscured double glazed window to side, radiator, fully tiled walls.

External

Low maintenance landscaped garden to front. To the rear is an equally low maintenance gravelled garden with gate providing access to the rear service road.

