



76 Leach Lane, Lytham St. Annes

Lytham St. Annes

Offers Over **£275,000**

76 Leach Lane

Lytham St. Annes, Lytham St. Annes

We are delighted to present this exceptional spacious detached true bungalow nestled in a serene residential enclave, boasting a garage and off-road parking for multiple vehicles. Upon entering the property, you are welcomed by an inviting entrance vestibule leading to a well-proportioned hallway, setting the tone for the generous living space that lies beyond. The property comprises a comfortable lounge, a modern kitchen, a sleek bathroom, two bedrooms, a sunroom (ideal for relaxation and soaking in natural light), a convenient WC, and a laundry room.

The seamless flow between the living areas creates a sense of openness and connectivity, perfect for both relaxing and entertaining. The kitchen is a culinary haven, featuring ample storage, sleek countertops, and modern appliances. The bedrooms offer a peaceful retreat, each providing a tranquil space for rest and rejuvenation. The sunroom is a versatile space, offering a tranquil spot to unwind while overlooking the spacious enclosed, low-maintenance rear garden.

Stepping outside, you are greeted by the expansive rear garden, a private oasis where you can enjoy the outdoors in tranquillity. The garden is thoughtfully designed for easy maintenance, allowing you to relax and entertain without the hassle of extensive upkeep. Additionally, the property benefits from gated off-street parking, providing convenience and security for multiple vehicles.

In summary, this well-appointed detached true bungalow is a rare find in a sought-after location, offering a harmonious combination of modern living and tranquillity. (Don't miss out on the opportunity to make this exceptional property your new home.) Contact us today to arrange a viewing and experience the charm and allure of this inviting residence firsthand.

Council Tax band: D

Tenure: Leasehold

- Spacious Detached True Bungalow With Garage And Off Road Parking For Multiple Vehicles Situated In A Quiet Residential Area
- Entrance Vestibule, Hallway, Lounge, Kitchen, Bathroom, Two Bedrooms, Sunroom, WC, Laundry Room
- Spacious Enclosed, Low Maintenance Rear Garden





Entrance Vestibule

5' 8" x 4' 0" (1.72m x 1.21m)

Hallway

16' 8" x 3' 11" (5.08m x 1.20m)

Lounge

16' 4" x 10' 10" (4.99m x 3.29m)

Bedroom 1

15' 7" x 11' 1" (4.76m x 3.39m)

Bedroom 2

11' 11" x 8' 10" (3.64m x 2.70m)

Bathroom

7' 6" x 7' 9" (2.28m x 2.36m)

Kitchen

12' 8" x 9' 1" (3.87m x 2.78m)

Sunroom

8' 4" x 27' 0" (2.54m x 8.24m)

WC

Laundry Room

9' 9" x 7' 5" (2.98m x 2.27m)

Garage

14' 3" x 8' 2" (4.34m x 2.50m)





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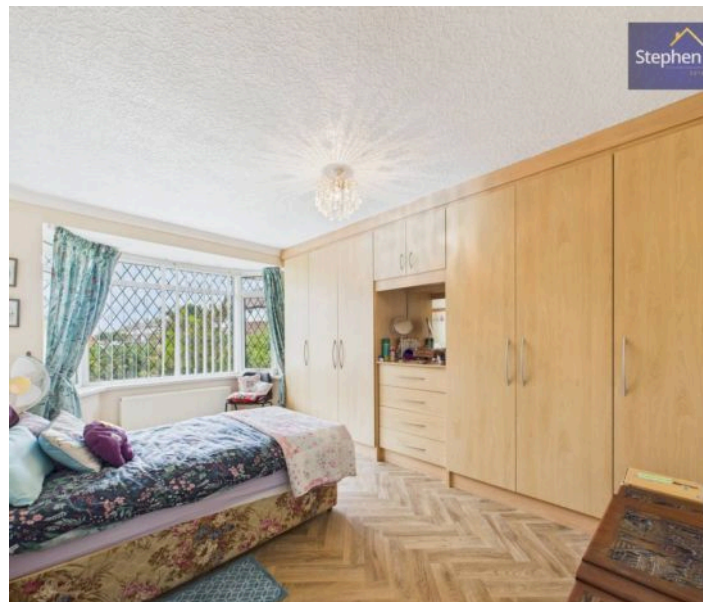
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Stephen Tew
ESTATE AGENTS

FRONT GARDEN

REAR GARDEN

OFF STREET

4 Parking Spaces

GARAGE

Single Garage



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Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road – FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

