



THE ROOMS, 35 CHURCH ROAD, LYTHAM, LYTHAM ST. ANNES, FY8 5LL





ENTRANCE HALL

Imposing tiled hall leading to the café bar, lounge and first floor.

CAFE BAR

13' 8" x 30' 8" (4.17m x 9.35m) Double glazed bay window to the front elevation - Open plan dining room (to serve 30 covers) leading to bifold doors, South facing patio and sun terrace.

MAIN RECEPTION ROOM

16' x 13' 8" (4.88m x 4.17m) Lovely reception room with bi-fold doors leading to the rear garden. Open plan through to the kitchen.

CLOAKROOM

8' x 6' 10" (2.44m x 2.08m) Ground floor cloakroom with wash hand basin and wc. Built in cupboards. Boiler and hot water systems.

KITCHEN

22' 1" x 7' 7" (6.75m x 2.32m) Well-appointed kitchen with tiled floor & fitted appliances, work tops and wall and floor units. Staircase leading to owners' accommodation. (Bedroom 6)

FIRST FLOOR

Landing with fitted linen cupboards.

BEDROOM 5

13' 8" x 13' 4" (4.17m x 4.06m) Double bedroom to the front elevation. En suite shower room.

BEDROOM 6

13' x 11' 8" (3.96m x 3.56m) Presently used as the owner's accommodation to the rear of the property. Landing leads to a large bathroom and separate shower. Staircase from the landing leads directly into the kitchen.



BEDROOM 4

14' 7" x 13' (4.44m x 3.96m) Double bedroom to the front elevation with an en suite shower room.

SECOND FLOOR

Landing leading to the following rooms

BEDROOM 3

13' 5" x 13' 5" (4.09m x 4.09m) Double bedroom to the front elevation with a tiled en suite shower room.

BEDROOM 2

13' 8" x 12' 10" (4.17m x 3.91m) Lovely double bedroom overlooking the rear garden with a vaulted ceiling and steps down leading to an impressive en suite shower room.

BEDROOM 1

20' 4" x 11' 7" (6.21m x 3.54m) Fabulous bedroom to the front of the property with a vaulted ceiling. Elliptical bath set into the main room and feature circular shower, wash hand basin. Separate w.c.



GARDENS

To the rear of the house is a lovely, landscaped patio garden with a dining area, raised beds and lighting. Gated access to the front elevation.

GARAGE

20' x 13' 6" (6.1m x 4.11m) Access from the garden and automatic roller door leading to the rear service road.

PLEASE NOTE

Viewings are available of the premises with 24 hours' notice. The owner is happy to provide trading figures at the appointment.

