Ground Floor
823 sq.ft. (76.4 sq.m.) approx.



First Floor
588 sq.ft. (54.6 sq.m.) approx.



Second Floor
304 sq.ft. (28.2 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2026

We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.

The Propert Ombudsman

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com

COUNTY
Estate Agents

St. Annes 01253 711511



WARTON STREET, LYTHAM ST. ANNES FY8 5HA

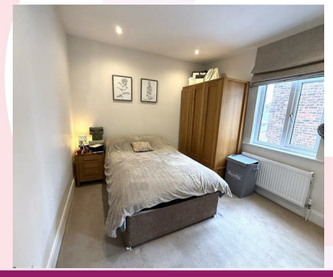
ASKING PRICE £495,000

- BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM TERRACED FAMILY HOME WITH SPACIOUS LOFT ROOM
- ARRANGED OVER THREE FLOORS - IN THE HEART OF LYTHAM
- LOUNGE - STUNNING LIVING / DINING KITCHEN - DOWNSTAIRS WC / UTILITY - ENSUITE & FAMILY BATHROOM
- SOUTH FACING REAR GARDEN & LARGE GARAGE

3 2 2 1









www.countyestateagentsltd.com









Entrance
Solid wood entrance door leads into;

Porch
Tiled floor, meter cupboard, door leads into;

Entrance Hall
Original coving and skirting boards, radiator, stairs leading to first floor, doors lead to the following rooms;

Lounge
15'9 x 11'2
Large UPVC double glazed sash bay window to front, original coving, ceiling rose and skirting boards, radiator, fireplace housing log burner, television point.

Open Plan Living / Dining Kitchen
39'8 x 14'4
Stunning open-plan kitchen, dining, and sitting area with aluminium double glazed bi-folding doors opening out into rear garden, two floor to ceiling aluminium double glazed windows to side and rear, three Velux skylights, wall mounted gas fire with two built in cupboards either side, television point, good range of high gloss wall and base units with Corian work surfaces, matching island providing plentiful storage underneath, integrated appliances include; 5 ring 'Siemens' induction hob with overhead illuminated extractor, 'Siemens' dishwasher, 'Siemens' oven/grill and combi oven/microwave, fridge, freezer, tiled floor, two radiators, recessed spotlights, feature lighting, speaker system, space for dining table and chairs, door leads into;

Downstairs WC / Utility
6'6 x 2'7
Two piece white suite comprising of; WC and vanity wash hand basin, wall mounted heated towel rail, half tiled walls, tiled floor, extractor fan, wall mounted illuminated mirror, cupboard with plumbing for washer and dryer with extraction.

First Floor Landing
Radiator, stairs leading to second floor, doors lead to the following rooms;

Bedroom Three
10'2 x 9'10
UPVC double glazed window to side, radiator, recessed spotlights, door leads into;

En Suite
6'8 x 3'10 (to inside of shower)
UPVC double glazed opaque window to side, three piece white suite comprising of; walk in shower, wash hand basin and WC, recessed spotlights, wall mounted heated towel rail, extractor fan, tiled to splash backs, tiled floor.

Bedroom Two
10'10 x 10'1
UPVC double glazed window to rear, radiator, recessed spotlights.

Family Bathroom
9'8 x 6'5
Four piece white suite comprising of; freestanding bath, walk in shower, vanity wash hand basin and WC, wall mounted illuminated mirror, wall mounted heated towel rail, tiled to splash backs, wood effect tiled flooring, recessed spotlights, extractor fan.

Bedroom One
16' x 9'10
Two UPVC double glazed sash window to front, radiator, recessed spotlights.

Loft Room
17'10 x 16'1 (into eaves)
Spacious loft room with original exposed beams and feature exposed brickwork, three Velux skylights allowing plentiful light, engineered oak flooring, two radiators, television point. recessed spotlights. There are large under eaves storage areas to front and rear of property.

Outside
The front garden has a circular gravelled feature with shrub and tree borders.

The South facing rear garden is Indian paved for ease of maintenance with feature planters housing an assortment of shrubs and plants. The garden features six stylish up-and-down exterior light fittings, providing attractive illumination and enhancing the outdoor space and there is also a wood/log store.

Garage
18'10 x 14'5
The large garage benefits from cavity wall insulation and drainage connected to the main services, offering excellent scope for conversion into a high-specification home office, private gym or games room. There is an electric roller door, power, light and a large boarded roof space ideal for further storage.

Other details
Council Tax Band - C
Tenure - Freehold
Energy Rating - C

