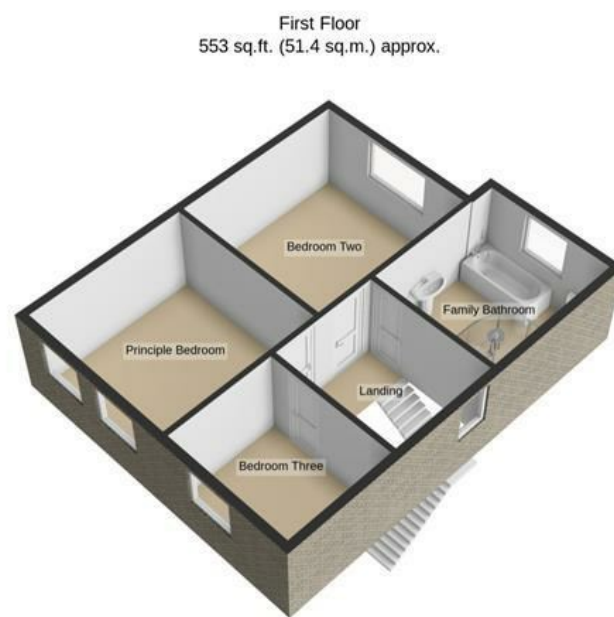
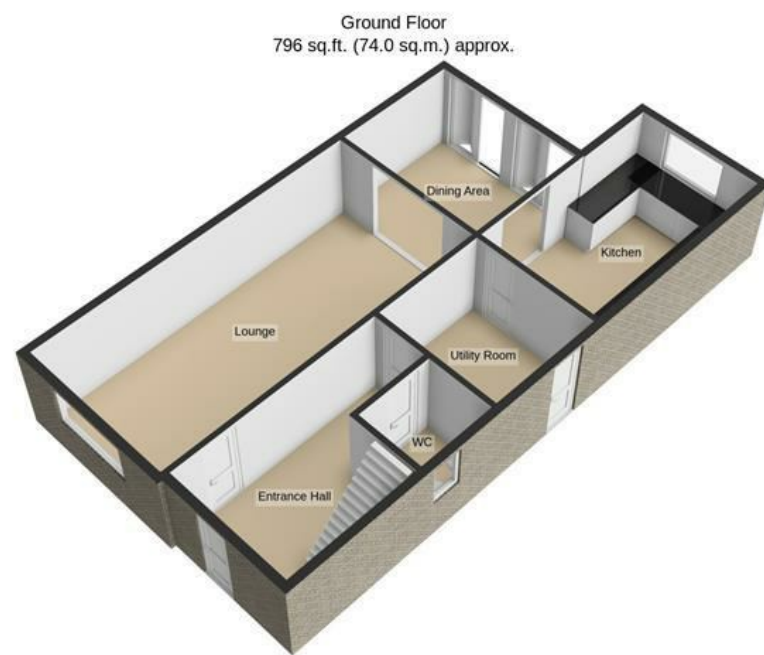




For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2026

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.

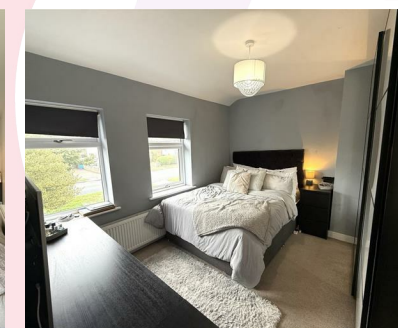


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BLACKPOOL ROAD NORTH, LYTHAM ST ANNE'S OFFERS OVER £235,000 FY8 3DA

- WELL PRESENTED AND EXTENDED SEMI DETACHED FAMILY HOME IN SOUGHT AFTER RESIDENTIAL LOCATION
- THREE BEDROOMS - SPACIOUS LOUNGE, MODERN OPEN PLAN DINING KITCHEN - FOUR PIECE FAMILY BATHROOM - UTILITY ROOM - DOWNSTAIRS WC
- CONVENIENTLY CLOSE TO LOCAL SHOPS, SCHOOLS, TRANSPORT LINKS AND MOTORWAY ACCESS
- GENEROUSLY SIZED DRIVEWAY TO THE FRONT - REAR GARDEN - EPC RATING D





Entrance
UPVC door with opaque glass insert leads into:

Entrance Hall
Stairs leading to first floor, laminate flooring, double radiator, understairs storage space housing the electric meter and consumer unit, doors lead to the following rooms:

Downstairs WC
4'03 x 4'00
UPVC double glazed opaque window to the side, two piece white suite comprising of: WC, vanity wash handbasin with cupboard underneath, double radiator, laminate flooring.

Utility Room
7'08 x 5'04
UPVC door with opaque glass insert leads to the side, 'Glow Worm' boiler, plumbed for washing machine, space for tumble dryer, laminate worksurface, double radiator, laminate flooring, door leads into:

Kitchen
13'09 x 7'08
UPVC double glazed window to the rear, Velux skylight, range of modern wall and base units with work laminate surfaces, integrated appliances include: four ring electric hob with overhead extractor fan, 'Lamona' electric oven with grill, 'Lamona' dishwasher, stainless steel sink and drainer, double radiator, laminate flooring, recessed spotlights, open to:

Dining Area
8'07 x 8'06
UPVC double glazed bifold doors leading to the rear garden, Velux skylight, space for American style fridge freezer, space for dining table and chairs, laminate flooring, open to:



Lounge
20'02 x 11'06
UPVC double glazed window to the front, media wall, featured panelled walls, telephone point, double radiator.

Stairs and Landing
UPVC opaque double glazed window to the side, loft hatch, doors lead to the following rooms:

Principle Bedroom
11'07 x 10'04
Two UPVC double glazed windows to the front, double radiator.

Bedroom Two
11'08 x 9'07
UPVC double glazed window to the rear, double radiator.

Bedroom Three
7'11 x 7'02
UPVC double glazed window to the front, fitted wardrobe and shelving, double radiator.

Family Bathroom
7'11 x 7'10
UPVC double glazed opaque window to the rear, four piece white suite comprising of: WC, pedestal wash hand basin, bath, corner shower cubicle with mains plumbed shower, tiled to splashbacks, wall mounted heated towel rail, vinyl flooring, recessed spotlights.

Outside
To the front of the property is a block-paved driveway providing parking for several vehicles, complemented by a planting border and mature tree. A secure side gate provides convenient access to the rear garden.

The rear garden offers a combination of decking and lawn, creating an ideal space for outdoor entertaining,



relaxing and enjoying the warmer months. A paved pathway runs alongside the property, leading to a shed and additional storage units. Further benefits include external lighting and a water tap.

Other Details
Tenure: Leasehold
Council Tax Band: C
Energy Rating: D

