



**Lytham**  
Estate Agents

**Lytham Estate Agents**  
2a Clifton Square,  
FY8 5JP

Telephone: 01253 796996

Email:  
[info@lythamestateagents.co.uk](mailto:info@lythamestateagents.co.uk)

Website:  
[www.lythamestateagents.co.uk/](http://www.lythamestateagents.co.uk/)



**31 Victoria Road, Lytham St. Annes FY8 1LE**

**£350,000**

*Deceptively Spacious Six Bedroom End Terrace Property With Huge Potential. Located On A Quite Residential Road In St Annes, Walking Distance To The Seafront And Local Amenities.*





**Porch**

Wooden front door leads to the tiled entrance porch with a further uPVC door to hallway.

**Entrance Hall**

Carpeted entrance hallway with a radiator, carpeted stairs, under stairs storage cupboard and doors to;

**Living Room**

Sunny living room with laminate flooring, uPVC double glazed bay window looking to the front, exposed brick fireplace, wall lights, radiator and TV and telephone points.

**Kitchen Diner**

Open plan kitchen diner with laminate, flooring, uPVC double glazed window to the side, French doors to the rear, radiator. The kitchen has a range of shaker style wall and base, wood effect laminate worktops, laminate flooring, 1 1/2 sink with drainer and mixer tap, space for freestanding oven, washing machine and fridge.

**Inner Hall**

Carpeted inner hallway with storage cupboard and doors to the WC and granny flat.

**WC**

Vinyl flooring, part tiled walls, part panelled walls, pedestal wash hand basin with twin taps, WC with handle flush and a wall light.

**Annexe bedroom**

Carpeted flooring, radiator, double glazed French doors to the side, built in storage cupboard and drawers.

**Annexe Kitchen**

Vinyl flooring, range of wall and base units with contrasting laminate worktops, sink with drainer and twin taps, double glazed window to the side, free standing range cooker, plumbing for washing machine.

**Living Room**

Located at the rear of the property, a lounge of the annexe with laminate flooring, radiator, uPVC double glazed windows to the side and rear, and uPVC door to the side proving private access into the annexe.

**First Floor Landing**

Carpeted landing, sky light and doors to three bedrooms, a bathroom and kitchen.

**Bedroom**

Double bedroom with carpeted flooring, radiator, wash hand basin located in the corner, rear double glazed window, PVC panelled wall.

**Bathroom**

Carpeted bathroom comprising of wash hand basin with mixer tap, pedestal WC with handle flush, walk in electric shower enclosure, rear double glazed frosted window, tiled walls, storage cupboards

**WC**

Additional WC with carpeted flooring, WC with push button flush, floating wash hand basin with twin taps and a double glazed frosted window looking to the side.

**Bedroom**

Large double bedroom with carpeted flooring, double glazed window to the rear, a range of fitted wardrobes, and a radiator.

**En Suite**

Comprising of; WC with push button flush, pedestal wash hand basin with twin taps, step in electric shower enclosure, tiled flooring, partly tiled walls, rear double glazed window, range of wall mounted storage cupboards.

**Bedroom**

Double bedroom currently used as a lounge, with laminate flooring, double glazed bay window looking to the front and a radiator. Access to kitchen.

**Kitchen**

Fitted kitchen connected to the aforementioned bedroom/lounge, a range of fitted wall and base units, a free standing oven, single sink with drainer and twin taps, double glazed window looking to the front, space for under counter fridge.

**Second Floor Landing**

Carpeted landing with a skylight and doors to;

**Utility Room**

Utility room with laminate flooring, work surface with incorporating single sink with mixer tap and drainer, space and plumbing for washing machine. Single glazed wooden velux window to the rear, door to shower room.

**Shower Room**

Comprising of; WC push button flush, corner electric shower enclosure, vanity unit with wash hand basin and twin taps, part tiled wall and laminate flooring.

**Inner Hallway**

Inner hallway leading to two bedrooms with laminate flooring.

**Bedroom**

Double bedroom with laminate flooring, double glazed wooded velux to the front.

**Bedroom**

Double bedroom with laminate flooring, electric radiator, shelving and uPVC double glazed window to the front.

**External**

The property benefits from a decorative, low maintenance front garden with a pathway leading to the front door, a paved patio area, hedges to add privacy, and access down the side of the property. The rear garden is deceptively large and low maintenance.

**Additional Information**

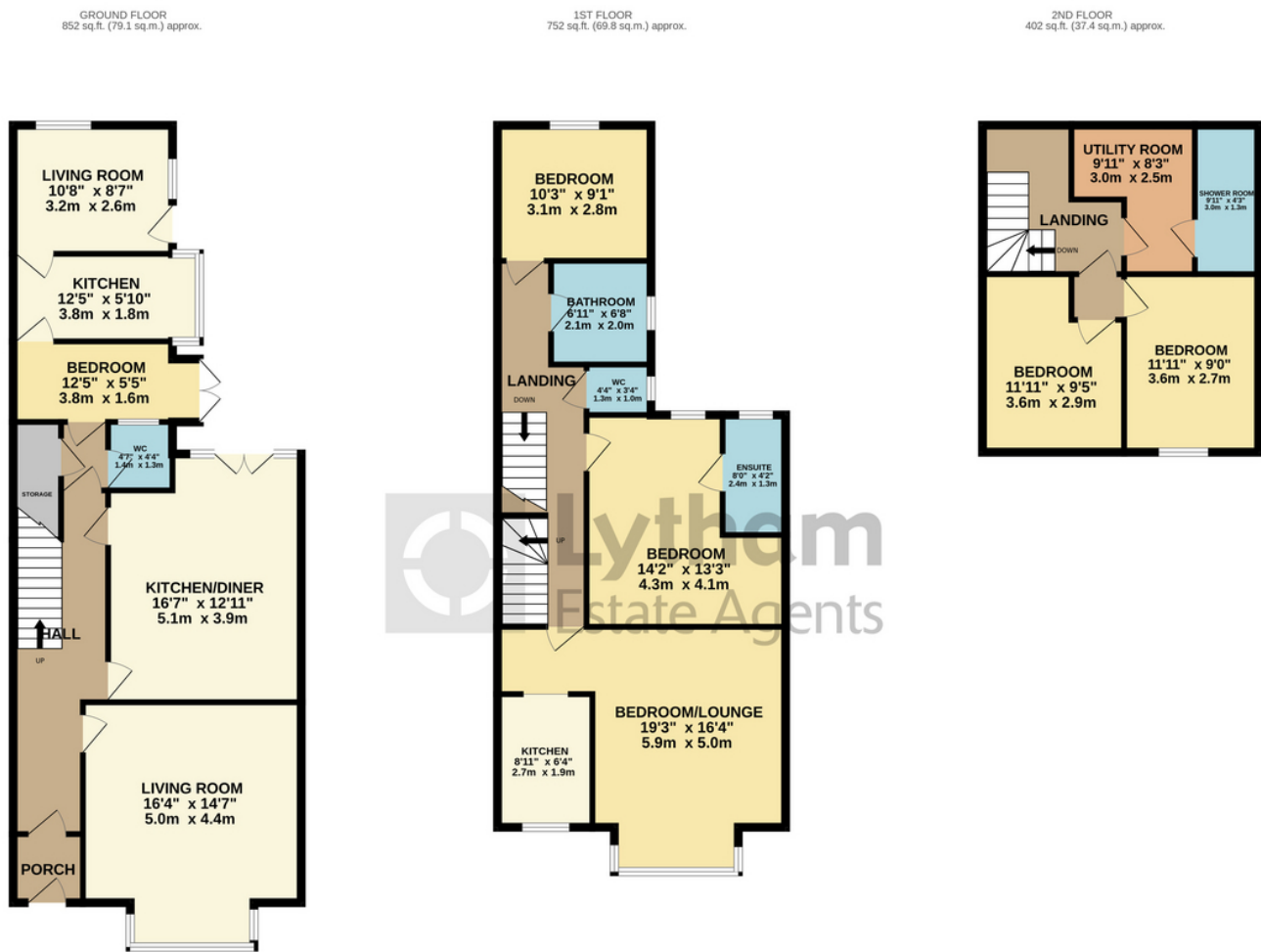
Tenure - Leasehold, £1.86 per year.

Council Tax - Band D, approx. £2100 per year.





# Floor Plans



TOTAL FLOOR AREA : 2006 sq.ft. (186.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025