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43 Finsbury Avenue, Lytham St. Annes FY8 1BP

£850,000

Stunning five-bedroom detached home beautifully renovated to a high specification, just a short walk from Fairhaven Lake and close to Lytham town centre



Entrance Vestibule

Composite external door to the front with surrounding double glazed windows. Karndean flooring. Internal wooden door with obscured panel leads to:

Entrance Hall

Karndean flooring, radiator with decorative cover, ceiling light and carpeted staircase leading to the first floor. Doors leading to the following rooms:

WC

UPVC double glazed obscure window to the front. Two piece white suite, comprising: wall mounted wash hand basin with mixer tap, and WC with push button flush. Tiled splash back, contemporary ladder style towel radiator, Karndean flooring and ceiling light.

Lounge

UPVC double glazed windows to the front and rear, and bay window to the side. Carpeted flooring, coving, ceiling lights, radiators and feature stone fireplace with inset gas fire. Double doors lead to:

Second Reception Room

UPVC double glazed sliding patio doors leading to the garden. Carpeted flooring, ceiling light and radiator.

Snug

Contemporary vertical radiator, Karndean flooring, feature wall panelling and ceiling light. Door to boiler room. Open plan to:

Dining Kitchen

A beautiful and spacious dining kitchen with a vaulted ceiling and three Velux skylight windows that flood the room with natural light. Powder-coated aluminium double-glazed sliding doors open to the rear garden, enhancing the connection between indoor and outdoor living. The kitchen features a range of fitted units, including a matching island with contrasting quartz work surfaces, an undermount sink with a mixer tap, and an instant boiling water tap. Integrated appliances include AEG double ovens, a wine cooler, a Siemens induction hob with an integrated extractor fan, a Beko dishwasher, and a freestanding Samsung fridge freezer. Contemporary feature lighting over the island, Karndean flooring with underfloor heating, spot lighting, and ample space for a dining table and chairs complete this modern and functional space.

Utility

A practical utility room featuring a vaulted ceiling with spot lighting and a composite external door, along with a double-glazed window to the rear. The room is fitted with a range of wall and base units with contrasting laminate surfaces, providing plenty of storage space. There is space and plumbing for a washing machine and tumble dryer. Karndean flooring with underfloor heating, an extractor fan, and spot lighting complete the space.

Study

A well-appointed study featuring a vaulted ceiling and a powder-coated aluminium portrait window to the side, allowing for plenty of natural light. The room is fitted with a desk, ceiling lights, and Karndean flooring with underfloor heating, creating a comfortable and functional workspace.

Plant Room

Worcester combi boiler and underfloor heating controls. Door to double garage.

Double Garage

Roller garage door to the front. Power, lighting and fully plaster boarded.

First Floor Landing

UPVC double glazed window to the front. Carpeted flooring, ceiling light, spot lighting, loft access hatch and radiator. Doors leading to the following rooms:

Master Bedroom

UPVC double glazed French doors to the front open to a Juliet balcony with glass balustrade. Beautiful master suite with vaulted ceiling. Carpeted flooring, ceiling light, wall lights and contemporary vertical radiator. Door to en-suite and further sliding door to:

Dressing Room

A spacious dressing room with a vaulted ceiling and a Velux skylight window, flooding the space with natural light. The room is fitted with a range of shelving, clothing rails, and drawers for ample storage. A contemporary vertical radiator, carpeted flooring, and spot lighting complete this stylish and functional space.

En-Suite

A luxurious en-suite featuring a vaulted ceiling and a Velux skylight window that adds natural light to the space. The four-piece white suite comprises a walk-in shower enclosure with a Crittall-style shower screen, wall-mounted controls, and an overhead rain shower. A large vanity unit with inset twin wash hand basins and mixer taps, along with a WC with a push-button flush, complete the suite. The fantastic marble-effect tiled flooring and part-tiled walls add a touch of elegance. Additional features include an extractor fan, spot lighting, and a wall-mounted illuminated mirror.

Bedroom Two

UPVC double glazed window to the rear. Carpeted flooring, ceiling light, radiator and fitted wardrobes.

Bedroom Three

UPVC double glazed window to the rear. Carpeted flooring, radiator, ceiling light and fitted wardrobes.

Bedroom Four

UPVC double glazed window to the rear. Carpeted flooring, radiator and ceiling light.

Bedroom Five

UPVC double glazed window to the front. Carpeted flooring, ceiling light, fitted wardrobe and radiator.

Bathroom

UPVC obscure double glazed windows to the front. Three piece white suite, comprising: panelled bath with glass shower screen, mixer tap, wall mounted Triton shower controls, handheld shower attachment on riser rail and overhead rain shower; vanity unit with inset wash hand basin and mixer tap; and WC with push button flush. Contemporary ladder style towel radiator, tiled flooring, part tiled walls and spot lighting.

Shower Room

UPVC double glazed obscure window to the front. Two piece white suite, comprising: walk-in shower enclosure with Crittall style shower screen, wall mounted controls, handheld shower attachment and overhead rain shower; and vanity unit with inset wash hand basin with mixer tap. Ladder style towel radiator, spot lighting, extractor fan, tiled flooring and part tiled walls.

External

To the front, the property benefits from an attractive lawned garden with a variety of plants and shrubs. A Tarmac driveway provides off road parking and access to the integral double garage, with electric car charging point.

To the rear, the large garden is mostly laid to lawn with raised patio area and attractive bordering plants, shrubs and trees. External water tap.

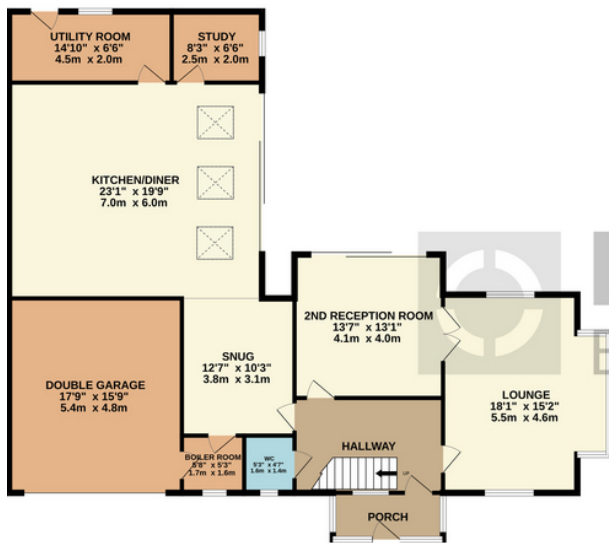
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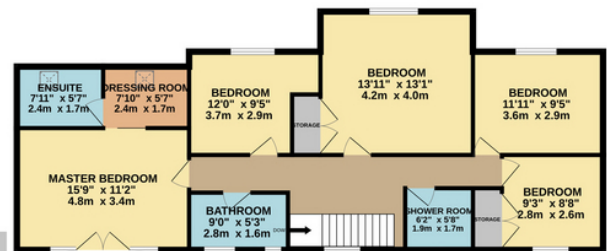


Floor Plans

GROUND FLOOR
1663 sq.ft. (154.5 sq.m.) approx.



1ST FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 2663 sq.ft. (247.4 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.
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