



**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/)



**23 Albany Road, Lytham St. Annes FY8 4AT**

**Offers Over  
£415,000**

*Spacious 4-Bedroom Semi-Detached Family Home on a Generous Corner Plot with a  
Converted Loft room, Large Garage, and Driveway*



**Entrance Hall**

UPVC double glazed stained glass leaded door and surrounding windows to the front. Further UPVC double glazed obscure window to the side. Carpeted staircase leading to the first floor. Coving, laminate flooring, ceiling lights, picture rail and under stairs storage cupboard housing meters and consumer unit. Doors leading to the following rooms:

**Lounge**

UPVC double glazed bay window to the front. Coving, picture rail, carpeted flooring, ceiling fan with light, wall lights, TV aerial point and radiator.

**Sitting Room**

UPVC double glazed external door and surrounding windows to the rear. Coving, picture rail, carpeted flooring, radiator, ceiling fan with light, wall lights and TV aerial point.

**Dining Room**

UPVC double glazed bay window to the side. Radiator, laminate flooring, spot lighting and large fitted storage and display cabinet with hanging rails. Door to:

**Kitchen**

UPVC double glazed windows to the side. Range of fitted wall and base units incorporating laminate work surfaces and inset 1 ½ bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances include: dishwasher, refrigerator, Neff five ring gas hob with illuminated extractor above, Neff oven, Neff washing machine and space and plumbing for further appliances. Spot lighting, laminate flooring and tiled splash backs.

**Rear Hall**

UPVC double glazed obscure external door to side. Laminate flooring, radiator and spot lighting.

**WC**

UPVC double glazed obscure window to the side. Two piece white suite comprising: pedestal wash hand basin with chrome mixer tap and WC with handle flush. Laminate flooring, radiator, ceiling light and access hatch.

**First Floor Landing**

Aforementioned turned staircase from the ground floor. Further turned staircase to the second door. Ceiling lights and carpeted flooring. Doors leading to the following rooms:

**Master Bedroom**

UPVC double glazed bay window to the front. Comprehensive range of fitted furniture including wardrobes, over bed storage and bedside dressers. Carpeted flooring, ceiling fan with light, radiator and picture rail.

**Bedroom Two**

UPVC double glazed window to the rear. Picture rail, ceiling fan with light, carpeted flooring and radiator. Comprehensive range of fitted furniture incorporating wardrobes with hidden drawers and shelving, desk with mirror, storage cupboards and display cabinets.

**Bedroom Three**

UPVC double glazed window to the rear. Fully fitted furniture incorporating wardrobes, cupboards and drawers. Tile effect flooring, ceiling fan with light and chrome ladder style radiator.

**Family Bathroom**

UPVC double glazed obscure window to the front. Three piece white suite, comprising: large corner panelled bath with chrome mixer tap, wall mounted Mira electric shower unit with handheld shower attachment on riser rail, built-in seat and shower curtain; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Wall mounted mirrored vanity cabinet with built-in light, spot lighting, chrome ladder style towel radiator and splashback panelling to walls.

**Second Floor Landing**

Aforementioned turned staircase from the first floor. Carpeted flooring and ceiling light. Doors leading to the following rooms:

**Shower Room**

Three piece suite, comprising: step-in shower enclosure with wall mounted Mira electric shower unit, handheld shower attachment on riser rail, and shower curtain; wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Tiled flooring, spot lighting and extractor fan.

**Bedroom Four**

UPVC double glazed window to the side. Range of fitted wardrobes with mirrors, bedside unit, cupboards and shelving. Ceiling light, carpeted flooring and radiator.

**External**

To the front, the garden gated front garden features twin well-manicured lawns with bordering plants and block paved path with an attractive grapevine archway leading to the front door and side gate. Sheltered external porch with light.

To the side, the property benefits from a private walled and fenced garden which has been mostly laid to lawn with a path leading to the front garden and rear driveway. External lighting and water tap with hose.

To the rear, the property benefits from a block paved double driveway with external lighting, power, electric car charging point and water tap. Access to Garage.

A separate private rear courtyard has been paved, with access to:

**Detached Office**

UPVC double glazed French doors and windows to the front. Laminate flooring, wood panelled ceiling and spot lighting.

**Garage**

Large integral garage with electric up and over door to the side. Power and lighting.

**Additional Information**

Planning permission previously granted (now expired) for extension to the side.

Tenure - Leasehold for remainder of 999 year lease

Council Tax Band - D

**Disclaimer**

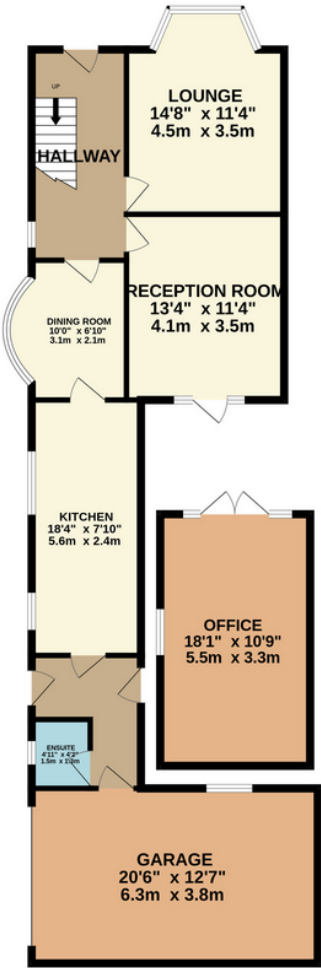
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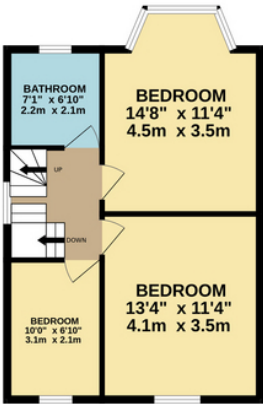


# Floor Plans

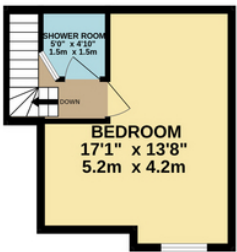
GROUND FLOOR  
1153 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



2ND FLOOR  
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 1871 sq.ft. (173.8 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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