



16 Waddington Road,
Lytham St. Annes, FY8 3QD

£245,000

***** IMMACULATE SEMI-DETACHED DORMER BUNGALOW *****

This lovely home is **BEAUTIFULLY PRESENTED** throughout. Briefly comprising an open-plan Lounge and Dining area, **STYLISH** fitted kitchen, Modern bathroom and main bedroom, all to the ground floor. There are an additional **TWO** double bedrooms to the first floor.

Externally the gardens to the rear offer an excellent level of privacy as they overlook a **LOCAL PARK** and are large enough to offer possible garage space to supplement the current off street parking.

The property is situated within just 1 mile of the world renowned **ROYAL LYTHAM GOLF COURSE** and 1.5 miles to St. Annes Square town centre.

A must see..!

- Three **DOUBLE** bedrooms.
- Lounge and **DINING** room
- **STYLISH** fitted kitchen
- **MODERN** bathroom
- UPVC double glazing
- Gas central heating
- Off street **PARKING**
- Close to **ROYAL LYTHAM GOLF COURSE**

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Hallway: Staircase to first floor, UPVC double glazed window and front door, Radiator.

Lounge: 16'4" x 11'11" (4.98 m x 3.63 m) Feature fireplace, Understairs storage, Coved ceiling, UPVC double glazed bay window, Radiator. Directly open to:-

Dining Area: 10'1" x 9'4" (3.07 m x 2.84 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Vanity wash basin, Low flush WC, Panelled walls, UPVC double glazed window.

Bedroom 1: 13'4" x 11'11" (4.06 m x 3.63 m) UPVC double glazed window, Radiator.

Dining Kitchen: 10'11" x 10'3" (3.33 m x 3.12 m) Modern, stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Built in oven, microwave and hob with overhead extractor, UPVC double glazed window and rear door, Radiator.

First Floor:

Landing:

Bedroom 2: 13'9" x 9'5" (4.19 m x 2.87 m) UPVC double glazed window, Radiator.

Bedroom 3: 13'9" x 7'11" (4.19 m x 2.41 m) UPVC double glazed window, Radiator.



Outside:

Front: Artificial lawn, Stone gravel border for ease of maintenance.

Rear: West north west facing rear gardens, Mainly stone gravelled for ease of maintenance, Not directly overlooked, Over 45' in length.

Parking: off street parking and possible garage space.



Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold with residue of a 999 year lease. Ground rent £18 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1864.37 (2025/26)

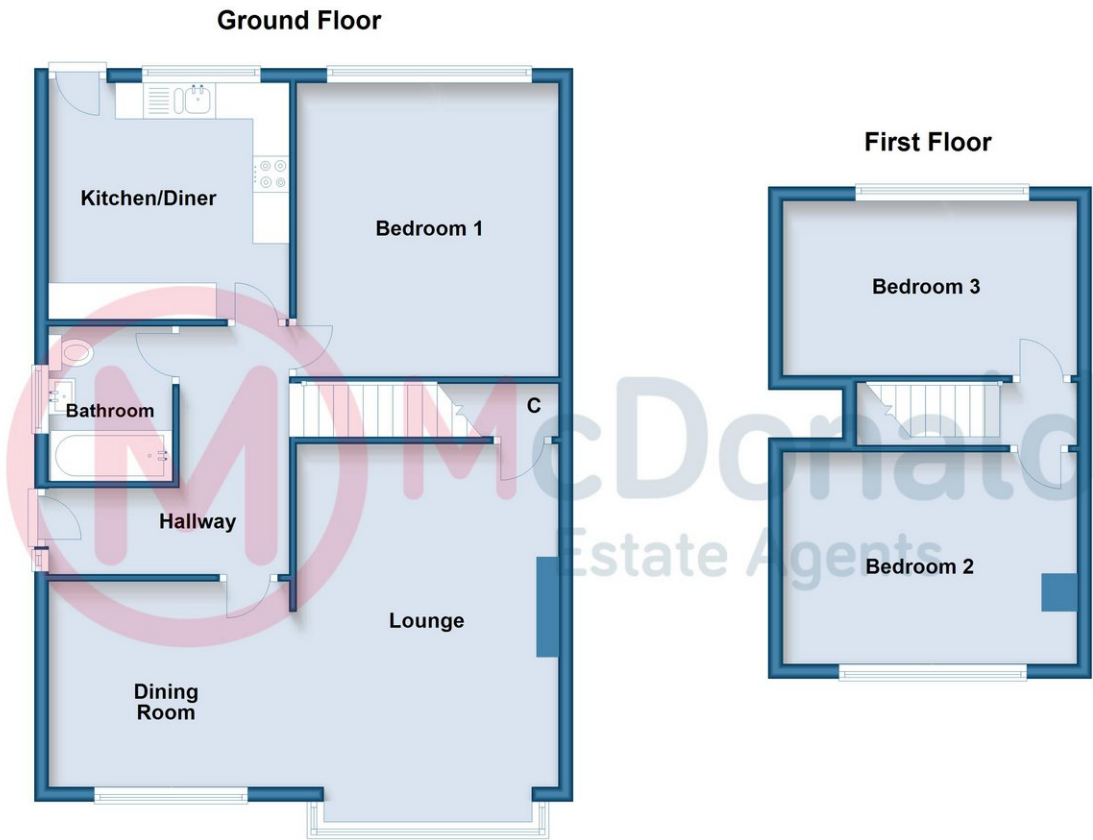


Directions: Take Common Edge Road travelling south, Continue over onto Queensway which then continues into Heyhouses Lane, continue over the roundabout (Main Drive) and turn second right into Waddington Road.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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