



**1 Paddock Close, Westby, Lancashire,  
FY4 5FU**

**£275,000**

**\*\*\* Spacious Detached Home on a Generous Corner Plot \*\*\***

This well-presented detached residence offers exceptionally spacious accommodation, featuring four generously sized bedrooms — even the smallest measures over 9ft x 6ft. The home boasts a large lounge and an impressive open-plan dining kitchen, extending beyond 23ft x 11ft, ideal for modern family living and entertaining.

The property also benefits from ample bathroom facilities, including a family bathroom, an en-suite to the master bedroom, and a convenient ground floor WC.

Externally, the home is set on a substantial corner plot with gardens to the front, side, and rear. The side garden offers extensive additional parking space, complementing the attached garage, while the front of the property enjoys an open outlook across adjacent fields.

- **FOUR** bedrooms
- **LARGE** lounge
- **HUGE** fitted dining kitchen

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- **THREE bathrooms. Inc. Ground Floor WC**
- **GARAGE plus ample parking**
- **1 mile to M55**
- **No chain**

**Hall:** Double glazed composite front door, Spindled staircase, Coved ceiling, Radiator.

**Ground Floor WC:** () Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

**Lounge:** 18'4" x 11'7" (5.59 m x 3.53 m) Coved ceiling, Large UPVC double glazed bay window, UPVC double glazed side window, Two radiators.

**Dining Kitchen:** 23'10" x 11'0" (7.26 m x 3.35 m)

**...Kitchen Area:** Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel one and a half bowl sink, Integrated appliances to include: Double oven and grill, '5' ring hob, extractor hood, fridge, freezer and dishwasher, Understairs storage, UPVC double glazed window, Tiled floor, Combi gas central heating boiler. Directly open to:-

**...Dining Area:** Coved ceiling, Tiled floor, UPVC double glazed bay window, UPVC double glazed patio doors to the rear garden, Two radiators.

#### **First Floor:**

**Landing:** Gallery landing, Loft access, UPVC double glazed window, Radiator.

**Master Bedroom:** 11'7" x 10'11" (3.53 m x 3.33 m) Fitted wardrobes, Radiator.

**En-Suite:** Shower cubicle, Low flush wc, Pedestal wash hand basin, UPVC double glazed window, Radiator.

**Bedroom 2:** 9'8" x 9'2" (2.95 m x 2.79 m) Fitted wardrobes, UPVC double glazed window, Radiator.

**Bedroom 3:** 9'4" x 6'8" (2.84 m x 2.03 m) UPVC double glazed window, Radiator.

**Bedroom 4:** 11'2" x 6'11" (3.40 m x 2.11 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with shower and screen, Low flush WC, Pedestal wash basin, Part tiled walls, Heated towel rail, Radiator.





**Outside:**

**Front:** Lawned with established shrubs.

**Rear:** Mostly lawned.

**Garage:** Brick garage with an up and over door, Plus ample additional parking to corner plot and private driveway.

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - D £2307.65 (2025/26)



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**Directions:** Take Preston New Road heading out of Blackpool, at the roundabout with the M55 continue straight over staying on Preston New Road, at the next roundabout take the third exit onto Lytham St Annes Way, at the second roundabout take the fourth exit onto Cropper Road then first right onto Paddock Close.

**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) <b>A</b>                          |         | 94        |
| (81-91) <b>B</b>                            | 83      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |



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1 Paddock Close

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