



55 Commonsides, Lytham St. Annes,
FY8 4DJ

£344,950

***** Spacious Character Semi-Detached Home near Royal Lytham Golf Course *****

This **CHARACTER** semi-detached property blends modern updates with the timeless charm of a period home. Ideally situated in the highly sought-after Lytham St. Annes area—just 1.2 miles from the heart of Lytham and close to the prestigious Royal Lytham Golf Course.

The home offers generous living space throughout, featuring: Three well-proportioned bedrooms, A large, stylish four-piece family bathroom and two separate reception rooms, perfect for both relaxing and entertaining, plus a contemporary fitted kitchen with a useful utility room

Offered with no onward chain, this attractive property is ideal for those seeking a characterful home with modern comforts in a prime location.

- THREE bedrooms
- SPACIOUS bathroom
- TWO reception rooms; STYLISH kitchen
- UPVC double glazing; Gas central heating
- Gardens front & rear
- Off street parking
- No chain

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Vestibule: Coved ceiling, Dado rail.

Hall: Staircase, Coved ceiling, Wood effect laminate flooring, Radiator.

Lounge: 17'8" x 12'9" (5.38 m x 3.89 m) Feature fireplace, Coved ceiling, Picture rail, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Dining Room: 13'4" x 13'2" (4.06 m x 4.01 m) Picture rail, Wood effect laminate flooring, Two UPVC double glazed windows, Radiator.

Dining Kitchen: 13'0" x 8'0" (3.96 m x 2.44 m) Stylish range of fitted wall and base cupboard units, Complementary worktops, Colour coordinated sink,, Integrated appliance to include; Oven/grill, hob, extractor hood, microwave, dishwasher, fridge and freezer. Tiled floor, Understairs storage, Tiled splashback, UPVC double glazed window, Radiator.

Inner Hall: Tiled floor, Rear door, Radiator.

Ground Floor WC/Utility: Low flush WC, Pedestal wash basin, Tiled floor, Plumbed for washing machine, Roll edge worktop, Wall units.

First Floor:

Landing: Split level landing, Dado rail, Radiator.

Bedroom 1: 15'0" x 9'5" (4.57 m x 2.87 m) Picture rail, UPVC double glazed window, Radiator.

Bedroom 2: 13'9" x 10'4" (4.19 m x 3.15 m) Picture rail, UPVC double glazed window, Radiator.

Bedroom 3: 11'8" x 6'11" (3.56 m x 2.11 m) Dado rail, UPVC double glazed window, Radiator.

Bathroom: Stunning four piece bathroom comprising; Free standing bath with shower attachment, Separate shower cubicle, Plumbed for washing machine, Low flush WC, Tiled floor, Part tiled walls, Built in cupboard housing combi gas central heating boiler, Two UPVC double glazed window, Feature radiator.

Outside:

Front Garden: Mostly lawned with established trees and shrubs to borders.

Rear Garden: Stone paved patio and path, Lawn, Established tree. Approximately 45' in length.

Parking: Off street parking to the rear, Stone gravelled, Access via double gates.

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 - C £2130.70 (2025/26)

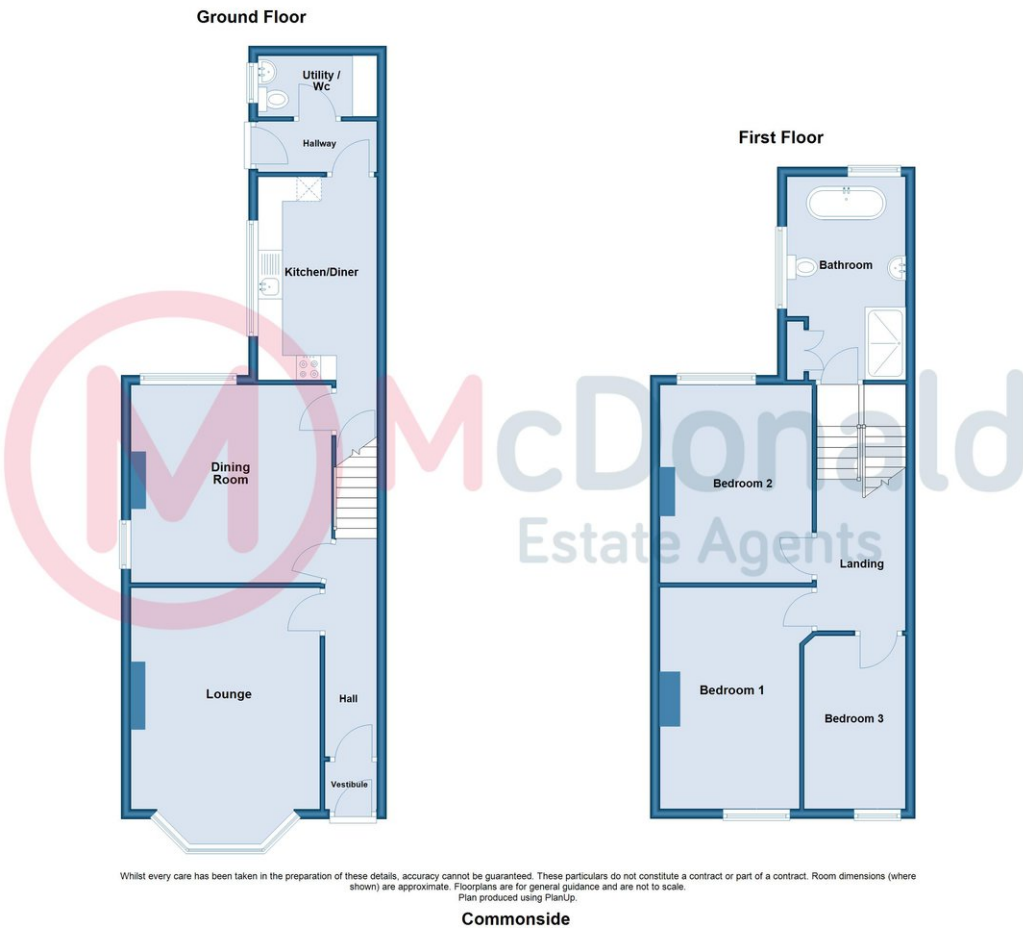


Directions: Take Clifton Drive heading south, at Fairhaven Lake turn left onto Woodlands Road, then fourth left into Commonsideside.

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		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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