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**45 Derbe Road, Lytham St. Annes,
FY8 1NJ**

£330,000

This substantial 'Hall to Hall' semi-detached family home offers generous and versatile accommodation arranged over three storeys. The layout has been thoughtfully reconfigured, with the spacious main lounge and fitted kitchen now positioned on the first floor to take full advantage of the impressive sea views.

The ground floor currently comprises two large double bedrooms, a living room, a utility area, and a shower room. To the first floor is an exceptionally spacious open-plan lounge and fitted kitchen, a third bedroom, and a four-piece family bathroom. The second floor provides two additional bedrooms within the loft space, offering further flexible accommodation.

Ideally located just 75 yards from the South Promenade, Lytham St Annes, and the seafront, this property represents a superb opportunity for development or improvement.

Offered with no onward chain.



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- Substantial family home
- FIVE bedrooms
- Requires some further updating
- Outstanding sea views
- Accommodation across three storeys
- No chain



Vestibule: UPVC double glazed front door, Coved ceiling.

Hall: Spindled staircase, Coved ceiling, Double radiator.

Bedroom 1: 16'7" x 12'10" (5.05 m x 3.91 m) Feature fireplace with polished wood fire surround, Coved ceiling, Picture rail, Oak flooring, UPVC double glazed bay window.

Bedroom 2: 17'4" x 11'9" (5.28 m x 3.58 m) Built in wardrobes, Oak flooring, Three UPVC double glazed windows, Double radiator.



Lounge: 13'5" x 11'9" (4.09 m x 3.58 m) Built in cupboard, Oak flooring, UPVC double glazed rear door plus patio doors, Double radiator.

Utility Room: 8'6" x 7'8" (2.59 m x 2.34 m) Fitted base cupboard with complementary roll edge worktops, Plumbed for washing machine, Part tiled floor, UPVC double glazed window.



First Floor:

Landing: Split level landing.

Lounge Area: 18'8" x 17'1" (5.69 m x 5.21 m) Staircase to loft rooms, Oak flooring, UPVC double glazed bay window and second window, Double radiator. Directly open to:-



Kitchen Area: 15'0" x 12'3" (4.57 m x 3.73 m) Modern fitted base units, One and a half bowl stainless steel sink Plumbed for washing machine, Two UPVC double glazed windows, Double radiator.



Bedroom 3: 13'5" x 10'1" (4.09 m x 3.07 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bathroom: Spacious four piece bathroom comprising; Corner 'jacuzzi' spa bath, Low flush WC, Feature wash basin, Separate shower cubicle, Mostly tiled walls, Tiled floor, Heated towel rail/radiator.

Second Floor:

Inner Landing.

Bedroom 4: 13'4" x 9'2" (4.06 m x 2.79 m) Two double glazed skylight windows, Radiator.



En-Suite: Comprising; Panelled bath, Low flush WC, Wash basin.

Bedroom 5: 15'10" x 9'5" (4.83 m x 2.87 m) Double glazed skylight window, Radiator.



Outside:

Front: Block paved and crazy paved front garden, with raised flowerbed containing established tree and shrubs.

Rear Garden: South facing, Mainly stone gravelled with Timber decking and Outbuilding / Summerhouse with sliding patio doors.

Tenure: Solicitors have confirmed the property is leasehold. The term of the lease is the residue of 999 year and the ground rent is circa £10 per annum.



Council Tax: Band - D £2397.04 (2025/26)

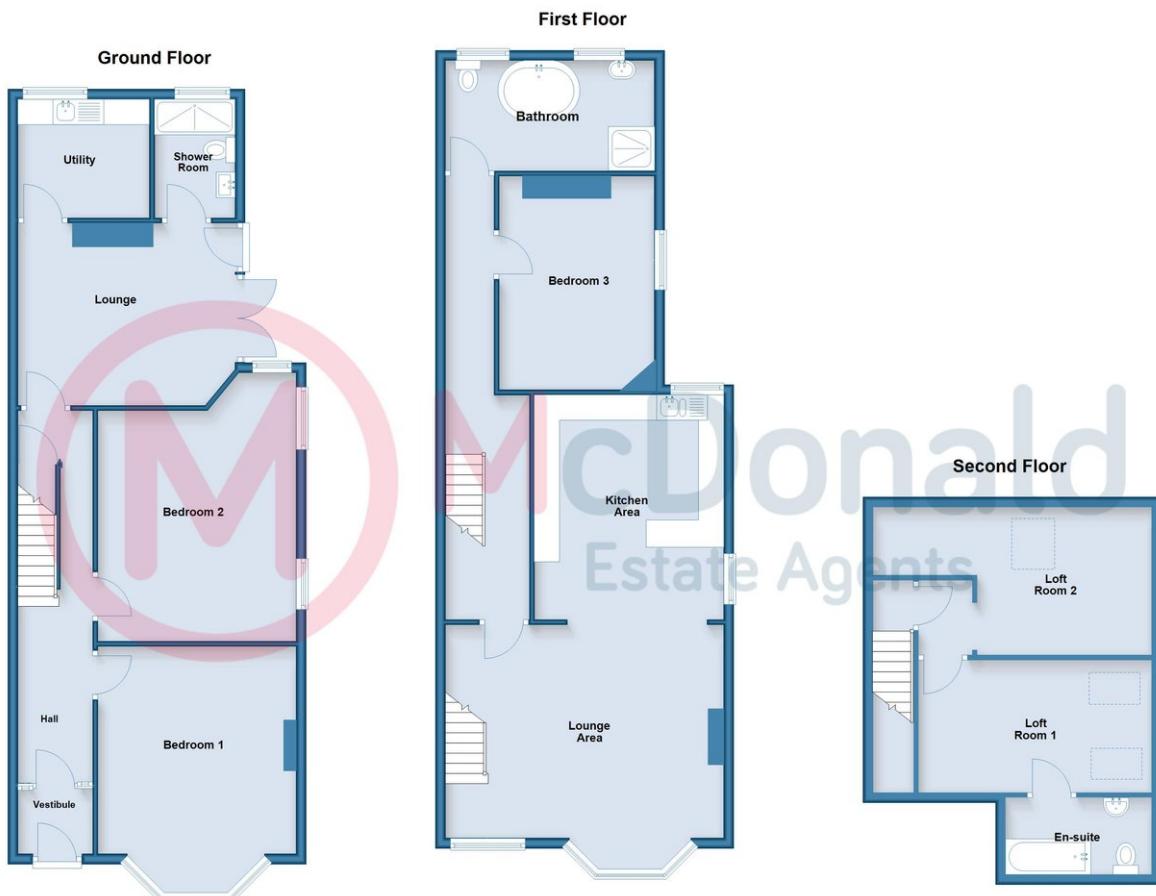
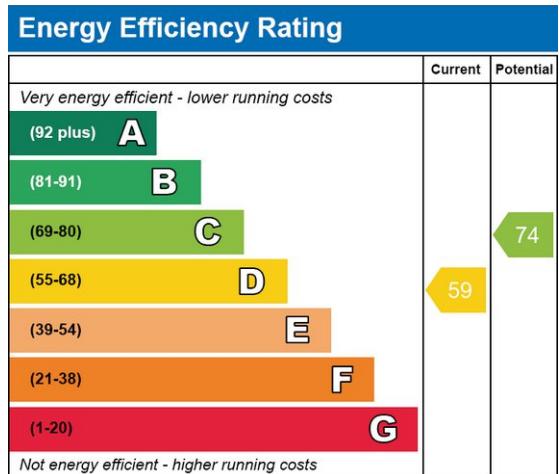
Heating: Gas central heating (NOT TESTED).



Directions: Head South along the Promenade for some distance. The traffic light at Squires Gate Lane, carry straight on onto Clifton Drive North. Continue on to Clifton Drive South where Derbe Road can be found sixth on the right hand side.

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.



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