



**16 Rossendale Road, Lytham St. Annes**

Lytham St. Annes

Offers Over **£200,000**



# 16 Rossendale Road

Lytham St. Annes

Nestled within a sought-after locale, this 4 bedroom end-terrace Edwardian house offers an ideal blend of modern convenience and period charm. Boasting a prime location in close proximity to local schools, excellent transport links, and local amenities, this spacious property provides the perfect setting for a growing family. Upon entering, the property reveals a hallway leading to a lounge with double doors opening up to the kitchen/dining room, creating a seamless flow ideal for entertaining. Additional features on the ground floor include a conservatory and a convenient ground floor WC. The first floor compromises of 3 well-appointed bedrooms and a 3 piece suite bathroom, while the second floor houses the 4th bedroom flooded with natural light from Velux windows. The property also benefits from a large south-facing garden, providing a private outdoor sanctuary, along with a driveway to the front providing off-street parking.

Council Tax band: B

Tenure: Leasehold

- 4 Bedroom End Terrace Edwardian House
- Within Close Proximity To Local Schools, Transport Links And Local Amenities
- Hallway, Lounge With Double Doors Opening Up To The Kitchen/Dining Room, Conservatory And GF WC
- 3 Bedrooms And 3 Piece Suite Bathroom To The First Floor
- 4th Bedroom To The Second Floor With Velux Windows
- Large South Facing Garden And Driveway
- Loft Conversion With Building Regulations







#### Hallway

12' 11" x 5' 3" (3.94m x 1.60m)

#### Lounge

16' 3" x 9' 11" (4.96m x 3.03m)

#### Kitchen/Dining Room

9' 11" x 11' 8" (3.02m x 3.55m)

#### Conservatory

10' 0" x 11' 10" (3.06m x 3.60m)

#### GF WC

2' 10" x 4' 10" (0.87m x 1.48m)

#### Landing

12' 4" x 6' 5" (3.77m x 1.96m)

#### Bedroom 1

12' 11" x 9' 9" (3.94m x 2.96m)

#### Bedroom 2

11' 9" x 8' 9" (3.57m x 2.66m)

#### Bedroom 3

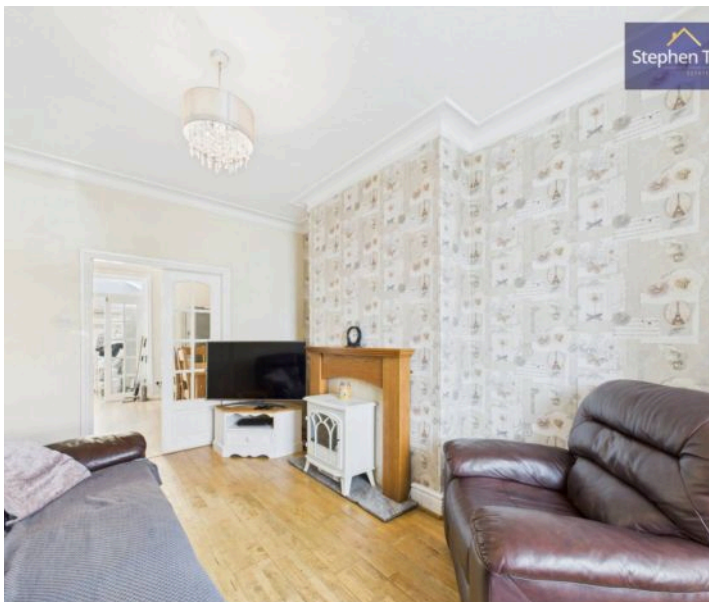
8' 8" x 6' 8" (2.65m x 2.02m)

#### Bathroom

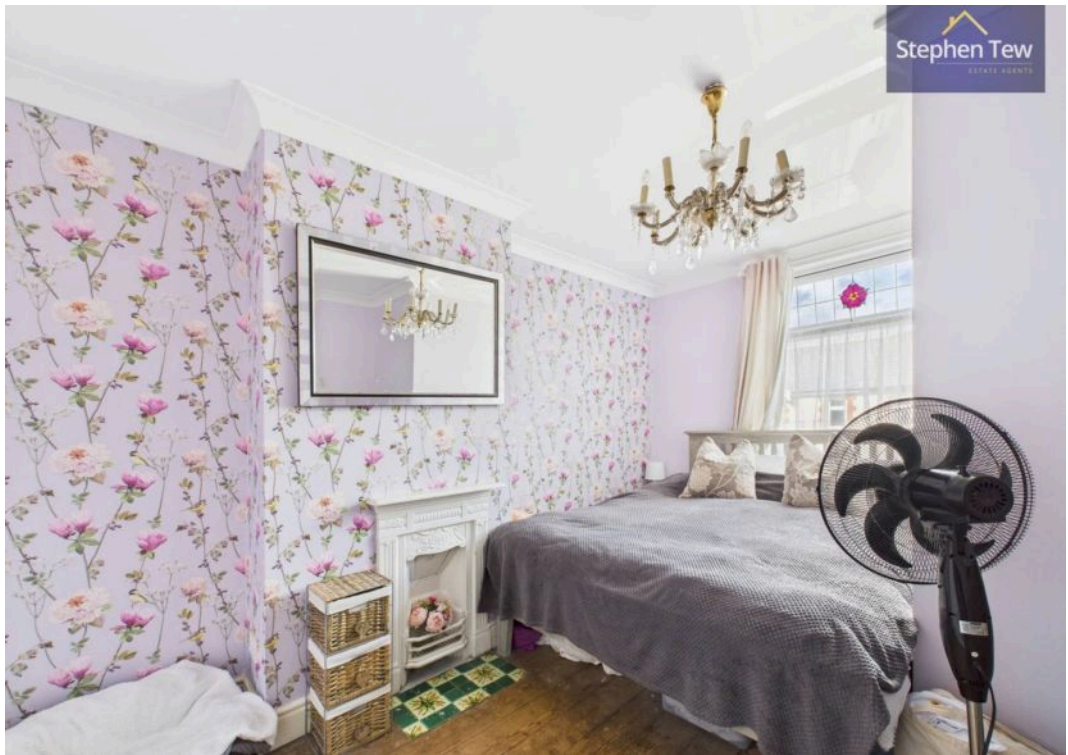
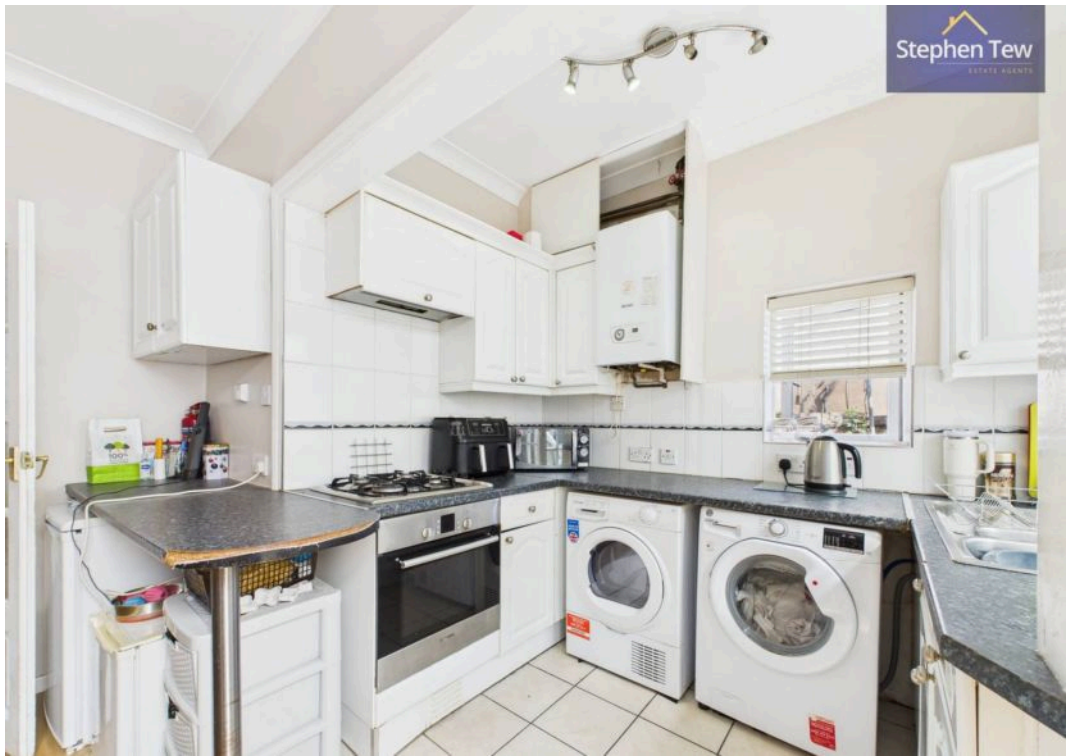
3' 7" x 8' 6" (1.09m x 2.58m)

#### Bedroom 4

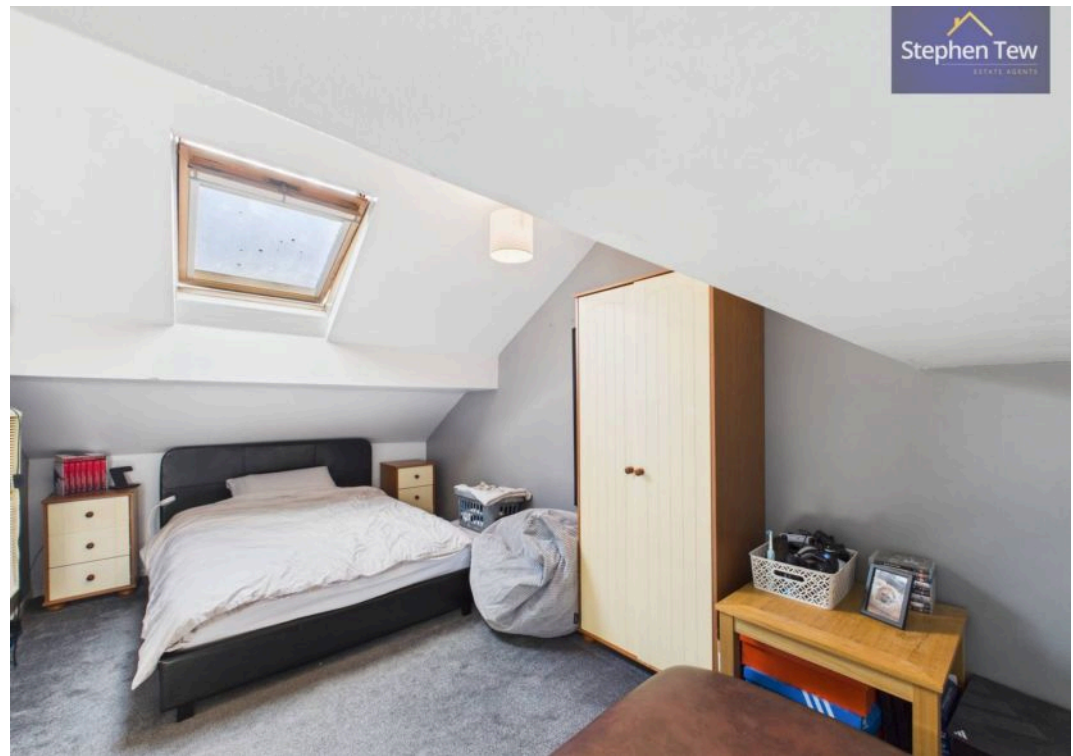
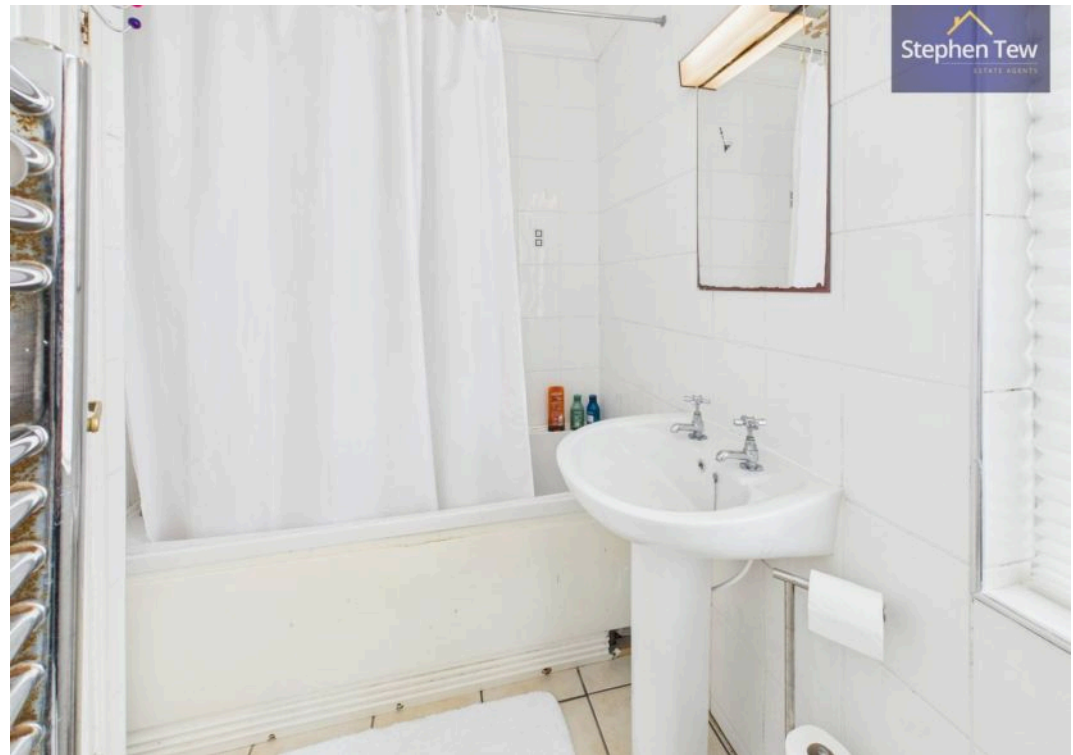
17' 4" x 11' 0" (5.28m x 3.36m)















#### **FRONT GARDEN**

#### **REAR GARDEN**

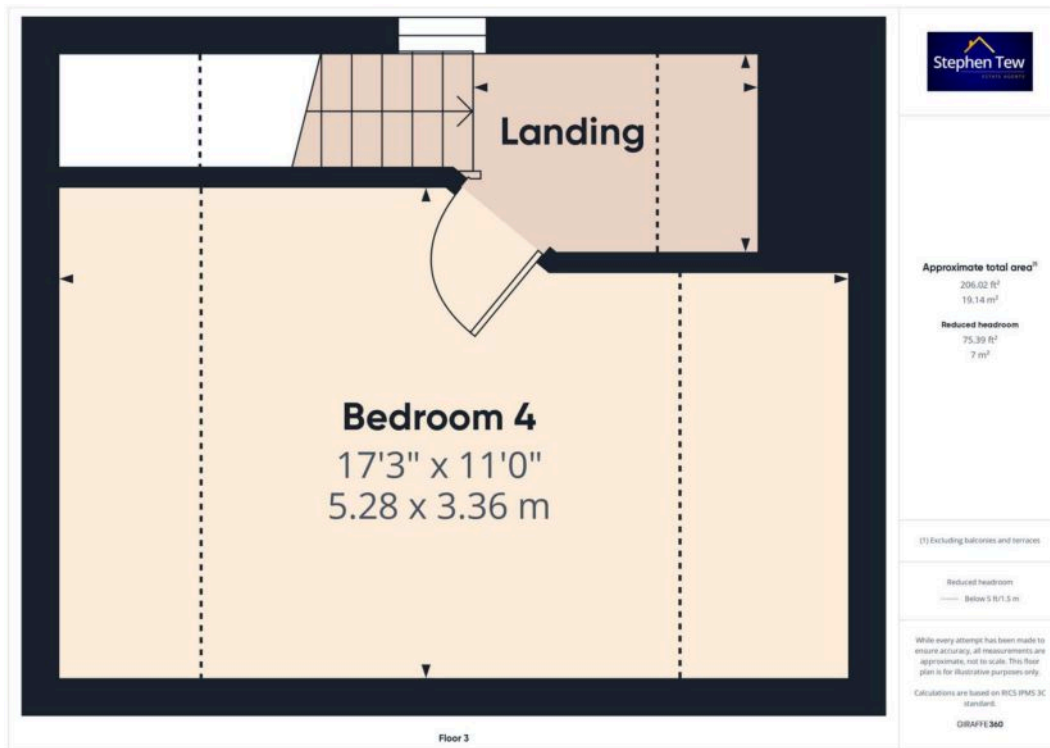
Wooden decking and laid to lawn.

#### **DRIVEWAY**

1 Parking Space











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