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2 Kintbury Road, Lytham St Annes

- Double Fronted Link Detached True Bungalow
- Highly Sought Afternoon Location within Close Walking Distance to the Beach
- Spacious Lounge
- Dining Room, Open Plan Kitchen & Rear Utility Porch
- Three Bedrooms
- Shower Room/WC & 2nd Separate WC
- Gardens to the Front & Side, Rear Patio Garden
- Integral Garage & Driveway for Off Road Parking
- Viewing Recommended
- Freehold, Council Tax Band E & EPC Rating D

£435,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



2 Kintbury Road, Lytham St Annes

ENTRANCE PORCH

Approached through an outer door with an inset obscure double glazed panel. Overhead light. Ceramic tiled floor with a sunken mat well. Inner hardwood door with an obscure glazed panel leads to the Hall.

HALLWAY

5.08m x 4.83m max (16'8 x 15'10 max)

(max L shaped measurements) Spacious central Hall with a wood strip laminate floor. Corniced ceiling. Single panel radiator. Two overhead lights. Obscure glazed ceiling light to the loft. Access to the spacious loft space with a light. Wall mounted central heating programmer control. Built in cupboard houses the gas and electric meters and the circuit breaker fuse box. Adjoining built in cloaks/store cupboard. White panelled doors leading off.



LOUNGE

5.00m into bay x 4.39m max (16'5 into bay x 14'5 max)

Well proportioned principal reception room. UPVC double glazed bay window overlooks the front aspect with two side opening lights and two top opening lights. Corniced ceiling with an overhead light. Double panel radiator. Wood strip floor. Focal point of the room is a fireplace with a raised hearth and matching inset supporting a gas coal effect living flame fire. Two UPVC obscure double glazed stained glass windows to either side of the fireplace with two wall lights.



DINING ROOM

3.48m x 3.05m (11'5 x 10')

UPVC double glazed window overlooks the front garden with two side and two top opening lights. Matching wood effect laminate flooring. Single panel radiator. Picture rails. Television aerial point. Square arch leading to the adjoining Kitchen.



OPEN PLAN KITCHEN

3.38m x 3.07m max (11'1 x 10'1 max)

(max L shaped measurements) UPVC double glazed window overlooks the rear patio with a side opening light. Range of eye and low level cupboards and drawers. Incorporating corner shelving. Leisure single drainer sink unit with a centre mixer tap set in laminate working surfaces with splash back tiling and concealed downlighting. Space for an electric slide in cooker. Illuminated extractor canopy above. Integrated fridge with a matching cupboard front. Panelled ceiling with inset spot lights. Hardwood door leads to the Utility Porch and having an original single glazed window to the side with upper leaded lights.



UTILITY PORCH

3.10m x 2.16m max (10'2 x 7'1 max)

(max L shaped measurements) UPVC outer door with an inset obscure double glazed panel leads to the rear patio. Hardwood inner door with a reinforced glazed panel leads directly to the Garage. Overhead strip light. Fitted low level cupboards and work top. Plumbing for a washing machine. Additional UPVC obscure double glazed opening window to the side elevation. Wall mounted extractor fan.

BEDROOM ONE

3.84m x 3.56m (12'7 x 11'8)

Good sized principal double bedroom. UPVC double glazed window to the side aspect bordering The Boulevard. Centre and top opening lights. Corniced ceiling, Double panel radiator. Two built in double wardrobes.



BEDROOM TWO

3.48m x 2.57m (11'5 x 8'5)

Second double bedroom. UPVC double glazed window overlooking the front gardens with a side and top opening light. Single panel radiator. Picture rails.

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BEDROOM THREE

2.87m x 2.87m (9'5 x 9'5)

Third double bedroom with a UPVC double glazed window to the rear elevation. Side and top opening lights. Single panel radiator.

SHOWER ROOM/WC

3.33m x 2.84m max (10'11 x 9'4 max)

(max L shaped measurements) Spacious Shower Room comprising a three piece white suite. UPVC obscure double glazed opening window to the rear elevation with a tiled display sill. Wide showering area with a fixed glazed screen, a plumbed overhead shower and additional hand held shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls. Single panel radiator. Four inset ceiling spot lights and ceiling extractor fan. Built in linen store cupboard with pine shelving and the water meter.



2nd SEPARATE WC

1.83m x 0.91m (6' x 3')

Second useful separate WC. UPVC obscure double glazed opening window to the rear elevation. Two piece white suite comprising a low level WC and wash hand basin. Part tiled walls.

FRONT & SIDE GARDENS

To the front of the bungalow is a very attractive walled garden with a stone flagged patio area, surrounded by well stocked flower and shrub borders. Garden tap. With an adjoining asphalted driveway which provides good off road parking and leads directly to the Garage. A central pathway is approached through a pedestrian timber gate and leads to the front entrance with external lighting. The easily maintained stone flagged

garden continues along the front of the bungalow and to the side bordering The Boulevard with an additional side entrance gate. Further well stocked flower and shrub borders.



REAR PATIO

3.78m x 3.30m max (12'5 x 10'10 max)

(max L shaped measurements) To the rear of the property is a walled stone flagged courtyard enjoying a sunny aspect. Timber gate leads to an asphalted pathway which provides a useful bin store area and continues to the front and side gardens.



GARAGE

5.54m x 3.35m (18'2 x 11')

Integral Garage approached through an electric up and over door. A hardwood reinforced part glazed inner door leads directly into the Utility Room. Power and light connected. Wall mounted Worcester combi gas central heating boiler (approx 3 years old).

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CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester gas combi boiler (approx 3 years old) in the Garage serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED by Lytham Windows with UPVC frames.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band E

LOCATION

This double fronted three bedroomed link (by Garage) detached true bungalow is located in a highly sought after residential location on Kintbury Road which runs between Newbury Road and The Boulevard and this particular property stands on a spacious corner plot. The beach and foreshore are within very Bus services run nearby along Clifton Drive South to both St Annes and Lytham centres with their comprehensive shopping facilities and amenities. Local shops on Alexandria Drive are also just a few minutes walk away. An internal and external inspection is strongly recommended to appreciate the potential this property has to offer.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

Digital Markets, Competition & Consumers Act 2024

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared July 2026

2, Kintbury Road, Lytham St Annes, FY8 1DQ



Total Area: 102.8 m² ... 1107 ft² (excluding garage)

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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