



**7 Sharman Avenue, Lytham St. Annes, FY8 3EJ**

**Price: £315,000**

- Beautifully Extended Four Bedroom Semi Detached Family Home
- Sought After Residential Area Of St Annes
- Spacious Lounge Open Plan To Dining Area
- French Doors Leading To Generous Rear Garden
- Modern Kitchen And Breakfast Room
- Four Well Proportioned Bedrooms With Fitted Master
- Driveway, Garage And Landscaped Front And Rear Gardens

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# 7 Sharman Avenue, Lytham St. Annes

## INTRODUCTION

Beautifully Extended Four Bedroom Semi-Detached Family Home –  
Sought After St Annes Location

Situated in a highly desirable area of St Annes, this beautifully extended four-bedroom semi-detached home offers the perfect long-term family residence. Thoughtfully designed to provide spacious and versatile living accommodation, the property is ideal for modern family life.

To the ground floor, a generous and welcoming lounge flows seamlessly into the dining area, creating an open and sociable space perfect for both everyday living and entertaining. French doors lead directly out to the impressive rear garden, allowing for plenty of natural light and easy indoor-outdoor living.

The modern kitchen/breakfast room is well-appointed and provides ample space for family dining, complemented by a range of contemporary units and work surfaces. A convenient downstairs WC with wash hand basin completes the ground floor accommodation.

To the first floor, there are four well-proportioned bedrooms, all offering comfortable living space. The master bedroom benefits from fitted furniture, providing excellent storage solutions. The accommodation is served by a stylish three-piece family bathroom suite.

Externally, the property continues to impress. The generous rear garden is perfect for families, featuring a laid-to-lawn area, Indian stone paving, and a patio space ideal for outdoor dining and relaxation. A side driveway provides off-road parking and leads to a garage, offering further storage or parking options. To the front, the home is attractively presented with a range of plants and shrubs, enclosed by a boundary wall for added privacy and kerb appeal.

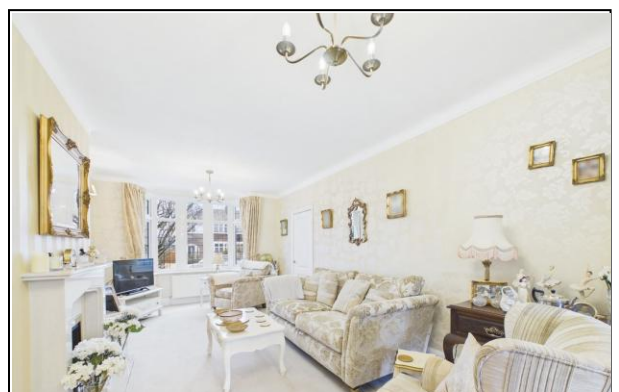
Early viewing is highly recommended to fully appreciate the space, location, and quality this superb family home has to offer.

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band “C”

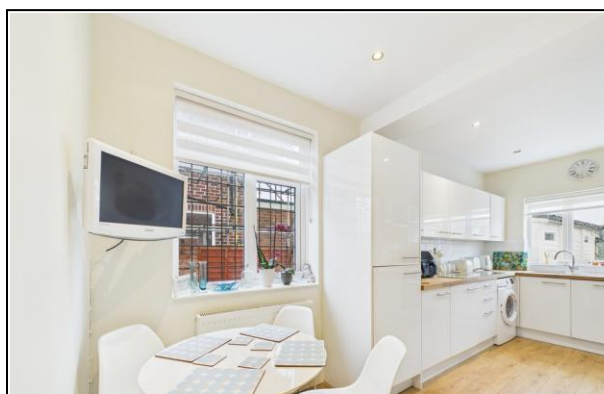
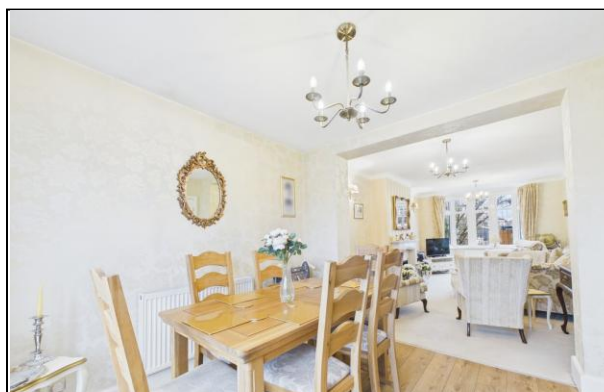




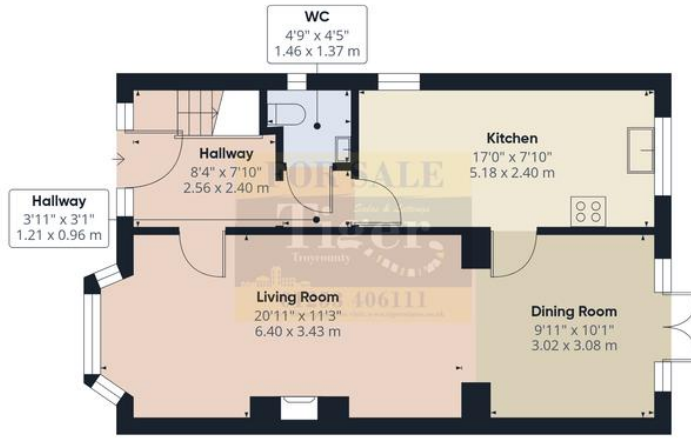
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### PLEASE NOTE

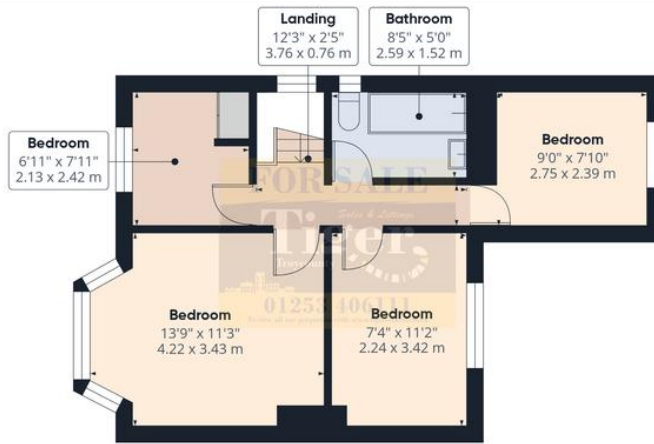
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# 7 Sharman Avenue, Lytham St. Annes



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
999 ft<sup>2</sup>  
92.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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