



Church Road

268, Church Road, Lytham St. Annes, FY8 3NR

Carl Jackson
Helping You Move **The Right Way**



Church Road offers effortless single level living, combining generous interiors, a superb wet room and a sun filled south west facing garden, with vacant possession and everyday amenities close at hand in Lytham St Annes.

VACANT POSSESSION with NO ONWARD CHAIN

TWO GOOD-SIZED BEDROOMS

Semi-detached TRUE BUNGALOW

PREFERRED INTERNAL LAYOUT

Excellent-sized LOUNGE

Galley-style FITTED KITCHEN

Versatile SUNROOM or DINING ROOM

Superb WET ROOM bathroom

Large WALK-IN SHOWER

Generous SOUTH-WEST-FACING GARDEN

LOW-MAINTENANCE outdoor space

Beautifully stocked with MATURE SHRUBS

Substantial GARDEN ROOM or storage shed

Desirable CHURCH ROAD location





This semi detached true bungalow is positioned on Church Road, offering an appealing combination of comfortable single level living, generous proportions and a garden designed for sunshine and relaxation.

Offered with vacant possession and no onward chain, the property is an opportunity for downsizers, retirees or buyers wanting a home they can make their own without the complications of an onward move.

Inside, the layout has been thoughtfully arranged, with the excellent sized lounge positioned on the outside elevation and the two good sized bedrooms along the adjoining side. A galley style kitchen leads into a versatile sunroom or dining room, creating a bright space overlooking the garden. The superb wet room bathroom includes a large walk in shower, adding comfort and practicality.

The large south west facing rear garden is a genuine highlight, enjoying excellent sunshine and featuring mature shrubs within a low maintenance setting. A substantial garden room or shed provides useful storage and potential for hobbies or a private retreat.

With its attractive layout, sunny garden and chain free position, this is a bungalow ready for its next chapter.



“Every part of this Church Road bungalow is beautifully presented and ready to move straight into, offering a home where comfort, practicality and effortless single level living come together perfectly.”



The Seller's View

"The garden has always been our family's favourite part of the home. Its sunny south west aspect creates a warm and peaceful setting, making it perfect for beginning the morning with coffee or relaxing as the day unfolds.

We have spent many happy hours pottering among the mature shrubs, tending to the plants and enjoying the changing seasons. It feels private and tranquil, yet remains easy to manage, allowing more time to enjoy the garden without demanding upkeep.

During the warmer months, it becomes a natural extension of the home and a lovely setting for family gatherings, relaxed lunches and long summer evenings together.

Whether sitting quietly with a book or simply appreciating the calm surroundings, the garden has brought a genuine sense of wellbeing to everyday life. The garden building has also provided valuable space for hobbies and storage.

It has been our private retreat and an important part of what has made this such a comfortable and cherished family home."





268 Church Road
St. Annes
Lytham St. Annes
FY8 3NR

Energy rating

C

Valid until: 25 August 2036

Property type: Bungalow

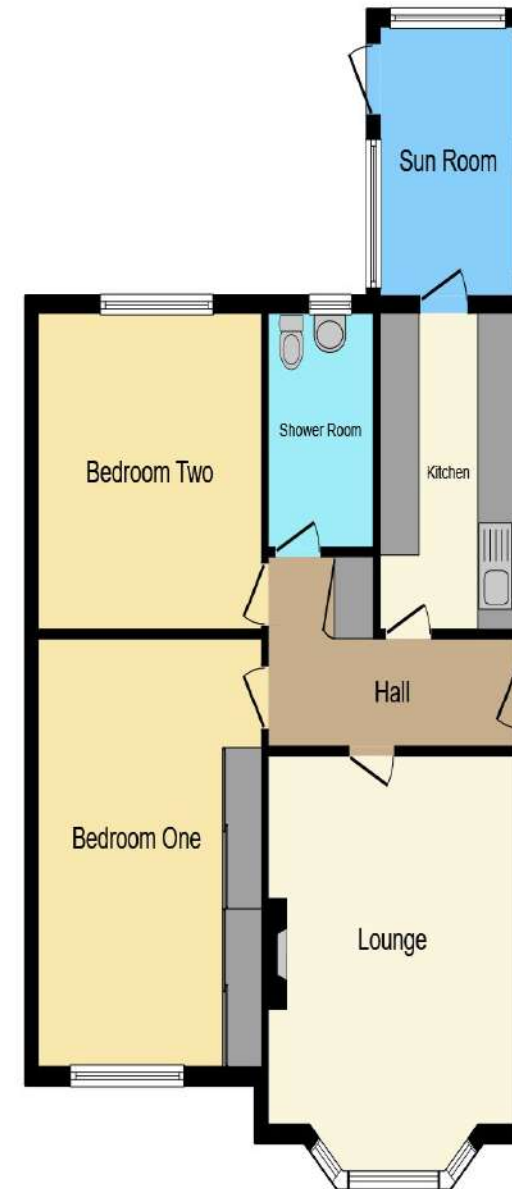
Total floor area: 83 square meters

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.



Floor Plan

About The Area

St Annes on Sea

St Annes-on-the-Sea is an elegant and well-established coastal town offering a refined balance of traditional seaside character and contemporary lifestyle.

Known for its graceful promenade, open beaches and relaxed atmosphere, the town appeals particularly to those seeking coastal living with a sense of permanence and ease.

The heart of St Annes provides a strong selection of independent shops, cafés, restaurants and everyday amenities, all arranged around its leafy centre and iconic gardens.

Highly regarded schools, leisure facilities and golf courses further enhance its appeal, while excellent rail and road links connect residents easily to Lytham, Preston and Manchester.

Framed by the coastline yet positioned for convenience, St Annes enjoys close proximity to Lytham, Ansdell, Fairhaven and the wider Fylde Coast.

Above all, St Annes is valued for its understated charm, long-term desirability and enduring quality of life, a place where people settle confidently

Fylde Coast

The Fylde Coast is an elegant stretch of Lancashire coastline, celebrated for its refined seaside towns, expansive sandy beaches and manicured green spaces. Lytham St Annes, Fairhaven and Cleveleys offer coastal walks, stylish cafés and a relaxed yet sophisticated lifestyle, all supported by excellent transport links and year round amenities.





Helping You Move **The Right Way**

Hello, I'm **Carl Jackson** and I live in beautiful Lytham St Annes. Guiding you every step of the way with trusted local knowledge, it is more than just about selling a home. Here are a few of the reasons why you should trust **Jacksons Estates** to help you move the right way.

- » 7 days a week. Evenings. Weekends. I work when buyers are looking
- » Every viewing handled by me. No “door openers.” No missed chances
- » I sell homes others can't. That's where I thrive
- » Marketing that stops the scroll — not average, not forgettable
- » I don't wait for buyers. I go and find them
- » I create urgency that pushes your price higher
- » Straight-talking advice. No overpricing. No false promises
- » I prepare your home before every viewing — detail wins deals
- » One point of contact. Start to finish. No being passed around
- » I treat your sale like my own — Results matter!

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