



Lea Green Drive

47 Lea Green Drive, Blackpool, Lancashire. FY4 5FX

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





A modern end-terrace home offering two exceptional double bedrooms, private garden and allocated parking, perfectly positioned for enjoying a convenient lifestyle within this popular modern development.

Modern END-TERRACE home built circa 2018

Occupying a desirable corner-style position

LARGER THAN AVERAGE REAR GARDEN

Useful side access to the rear garden

Beautifully presented throughout

Genuine TURN-KEY CONDITION

Spacious lounge filled with natural light

Contemporary kitchen diner overlooking the garden

Ground floor WC

Two exceptionally generous double bedrooms

EPC Rating B for energy efficiency

Two allocated parking spaces

Ideal for FIRST-TIME BUYERS and young professionals

Ready to move straight into and enjoy from day one





Occupying a desirable END-TERRACE position within a modern residential development, this beautifully presented home offers an outstanding opportunity for first-time buyers, young professionals and investors seeking space, convenience and exceptional value for money.

Constructed in 2018, the property enjoys a superb location on the outskirts of Blackpool, perfectly placed for easy access to Lytham St Annes, local amenities, highly regarded schools and excellent transport links.

Thoughtfully designed for modern living, the accommodation combines practicality with comfort, featuring a spacious lounge, contemporary kitchen diner, ground floor WC and two generous double bedrooms.

This home benefits from a LARGER THAN AVERAGE REAR GARDEN, useful side access and allocated parking.

Offering genuine TURN-KEY CONDITION and low running costs thanks to its excellent EPC rating, this is a home that delivers far more than its price tag suggests.



Rarely does a home at this price point offer such a compelling combination of space, presentation and everyday practicality.

Lea Green Drive is a well-regarded modern development, ideally positioned between Blackpool and Lytham St Annes, where homes are sought after for their affordability, convenience and contemporary lifestyle appeal.

The Seller's View

The living room has always been the heart of our home, a place where the family naturally comes together to relax and unwind.

The living flame fire creates a wonderfully warm and cosy atmosphere, especially during the colder months, making evenings feel that little bit more special.

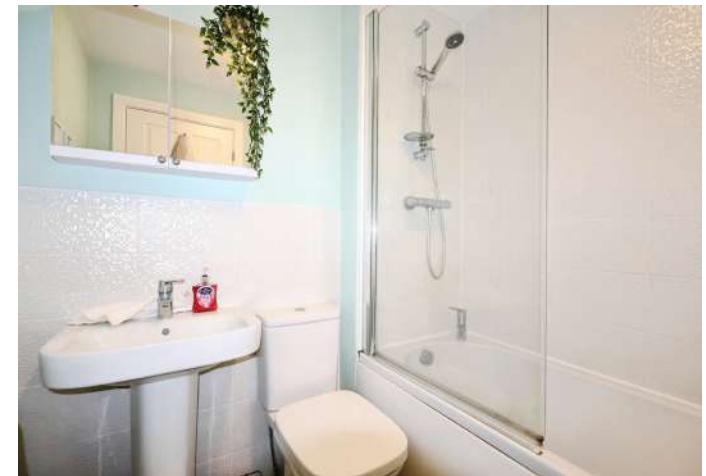
It is a room filled with happy memories. From settling down together to watch our favourite films to enjoying endless cartoons with our little one, it has always been a comfortable and welcoming space.


The gentle glow of the fire, combined with the warmth of being together, creates an atmosphere that is difficult to leave behind.

Whether enjoying a quiet evening after a busy day or spending quality time as a family at the weekend, this room has provided the perfect setting.

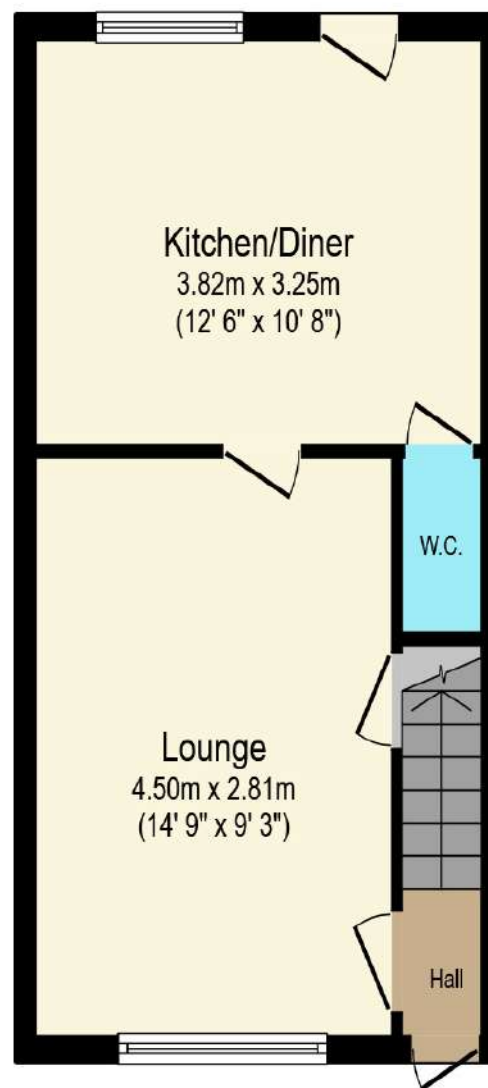
It is a space full of comfort, laughter and togetherness, and undoubtedly one of the things we will miss most.



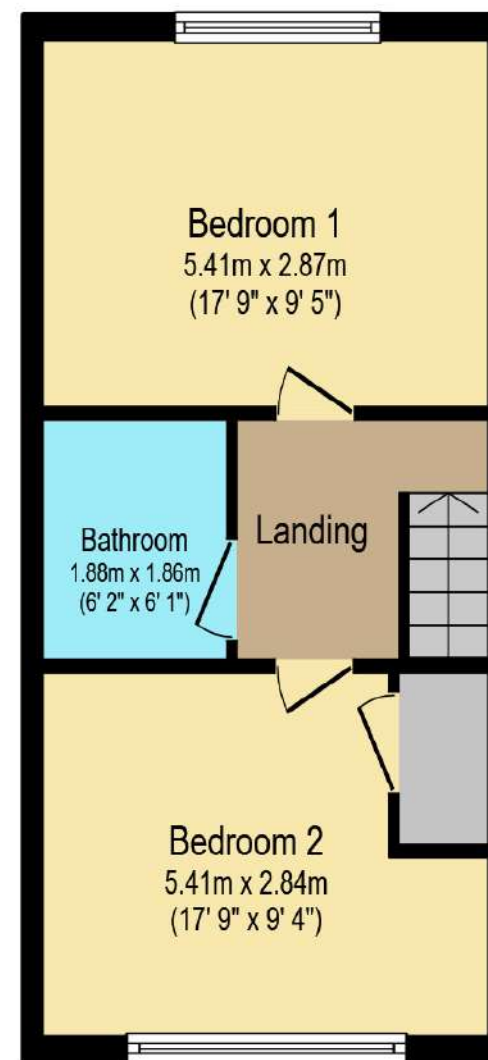


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

WWW.EPC4U.COM



Ground Floor



First Floor

Total floor area: 68.0 sq.m. (710 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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** 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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Helping You Move The Right Way

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