



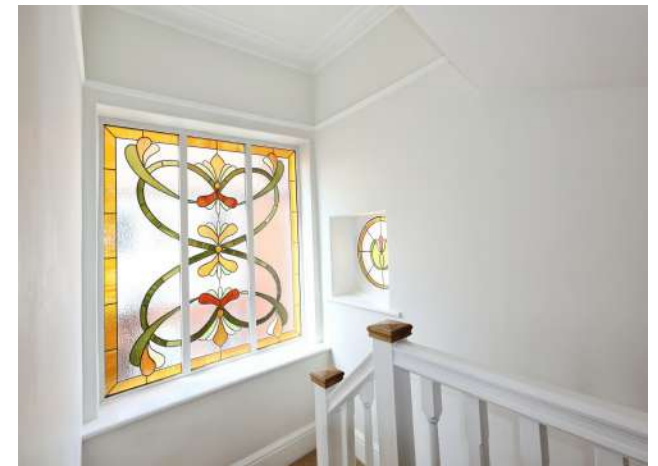
## Mythop Road

22 Mythop Road, Lytham, FY8 4JD

Carl Jackson

Helping You Move **The Right Way**







Mythop Road is perfect for families seeking elegant Lytham living, offering substantial accommodation, stylish interiors, private gardens, excellent nearby schools, easy access into Lytham town centre and a prestigious setting within one of the area's most desirable locations.

Exceptional showhome condition throughout

Substantial five bedroom family home

Prestigious Mythop Road location

Stunning open-plan living kitchen

High-quality fitted kitchen with premium finishes

Elegant Amtico flooring throughout key areas

Solid oak internal doors throughout

Four stylish modern bath / shower rooms

Beautifully presented reception spaces

South-facing landscaped private rear garden

Hot tub entertainment area ideal for relaxing

Spacious driveway with excellent family parking

Ideal layout for modern family living

Prime position close to Lytham town centre





Set along one of Lytham's most desirable residential addresses this exceptional Mythop Road home delivers outstanding family living within a prestigious and beautifully connected setting.

The property immediately impresses with its striking presentation and elegant showhome condition, combining high-quality finishes with spacious, versatile accommodation designed perfectly for modern family life.

Stylish reception spaces flow effortlessly alongside a stunning open-plan living kitchen, creating a superb heart of the home for both everyday living and entertaining.

Amtico flooring, solid oak internal doors and beautifully appointed bath and shower rooms further enhance the sense of quality throughout, while large windows allow natural light to flood the interior spaces.

Five generous bedrooms provide excellent flexibility for growing families, home working or guest accommodation, with the layout carefully designed to balance practicality with luxury.



To the rear, the south-facing garden offers a private and beautifully maintained outdoor environment, complete with hot tub entertainment area and excellent space for relaxing or socialising throughout the warmer months.

“Mythop Road remains one of Lytham's most prestigious addresses, where beautifully presented family homes rarely become available and consistently leave a lasting impression.”

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## The Seller's View

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“From the moment we redesigned the kitchen, it completely changed how we lived in the house. We wanted something that felt luxurious but still practical for everyday family life, and it has genuinely become the heart of the home.

The quality of the finishes, the amount of workspace and storage, and the open-plan layout make it perfect for both entertaining and day-to-day living.

The south-facing garden has also been a huge part of why we've loved living here. It enjoys sunshine throughout the day and feels incredibly private, especially when relaxing in the hot tub during the evenings.

We've always appreciated the feeling of space throughout the house, together with how peaceful Mythop Road feels whilst still being so close to Lytham town centre and everything the area has to offer.”

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22 Mythop Road  
Lytham  
FY8 4JD

Energy rating

**C**

Valid until: 23 March 2036

Property type: House

Total floor area: 174 square meters

Flat 1  
1 St. Georges Square  
Lytham St. Annes  
FY8 2NY

Energy rating

**E**

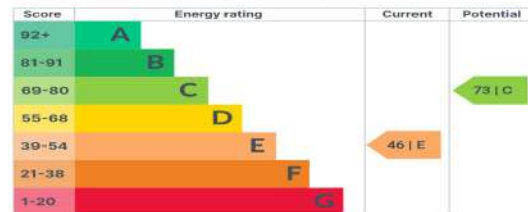
Valid until: 5 August 2035

Property type: Flat

Total floor area: 66 square meters

**Energy rating and score**

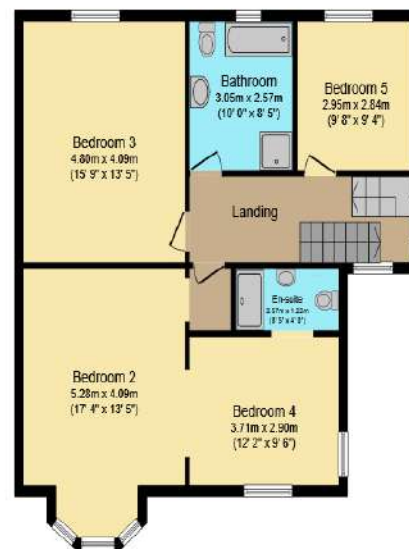
This property's current energy rating is E. It has the potential to be C.



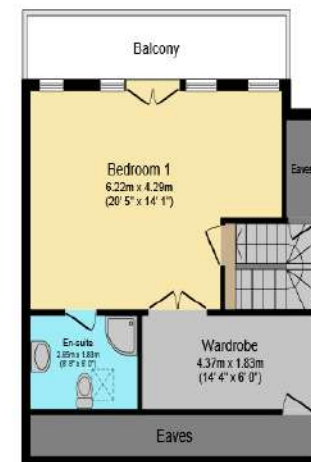
This graph shows this property's current and potential energy rating.



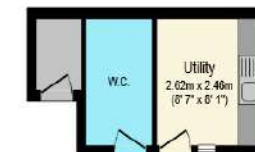
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area: 230.2 sq.m. (2,478 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](http://www.Propertybox.io)

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# About The Area

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## LYTHAM

Lytham is one of the Fylde Coast's most desirable places to live, admired for its elegant character, boutique shopping, vibrant café culture and excellent restaurants.

Centred around the historic green and iconic windmill, the town offers a unique blend of coastal living and refined lifestyle appeal, attracting buyers from across the North West and beyond.

Independent boutiques, stylish wine bars, artisan coffee shops and well-regarded eateries line the streets, creating an atmosphere that feels both upmarket and welcoming.

Lytham is also widely known for its lively social calendar, including the internationally recognised Lytham Festival, popular seasonal events and the beautiful Lowther Gardens, which provide a focal point for outdoor concerts, theatre and relaxed afternoons in peaceful surroundings.

Combined with excellent transport links, scenic coastal walks and a strong sense of community, Lytham continues to be a location where people aspire to live, settle and enjoy a superb quality of life.

## Fylde Coast

The Fylde Coast is a highly desirable stretch of Lancashire coastline, with Lytham St Annes at its heart. Known for boutique shops, stylish cafés, excellent restaurants and scenic coastal walks the area offers a relaxed yet sophisticated lifestyle. Lowther Gardens, Fairhaven Lake and annual events such as Lytham Festival further enhance its appeal..

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# Carl Jackson

Helping You Move **The Right Way**



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Why choose Helping you move the right way to sell your property

- Dedicated personal agent, so you have one point of contact from start to finish
  - Available 7 days a week, evenings and weekends for your convenience
  - Dealing with a limited number of clients to give you a more personal service
  - An expert in marketing to provide the widest exposure to potential buyers
  - Trained in negotiation to extract the highest offer from buyers
  - Resulting in the maximum price for the seller and a smooth transaction
- 

***"Working with Carl was an exceptional experience from start to finish. From our very first conversation, it was clear that Carl genuinely cared about understanding my needs and delivering the best possible outcome. His attention to detail, deep knowledge, and unwavering commitment made the entire process feel effortless. What truly stood out was his ability to listen, advise with clarity, and follow through on every promise with professionalism and integrity. Carl not only met my expectations- he exceeded them. I wouldn't hesitate to work with him again or to recommend him to others."***



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