



GROUND FLOOR
57.9 sq.m. (623 sq.ft.) approx.



FIRST FLOOR
48.5 sq.m. (522 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2026



**BLACKPOOL ROAD NORTH, LYTHAM ST. ANNES ASKING PRICE £225,000
FY8 3BY**

- IMMACULATELY PRESENTED SEMI DETACHED FAMILY HOME IN SOUGHT AFTER RESIDENTIAL LOCATION
- THREE BEDROOMS - BRIGHT AND AIRY LOUNGE - DINING KITCHEN - THREE PIECE FAMILY BATHROOM - UTILITY ROOM
- CONVENIENTLY CLOSE TO LOCAL SHOPS, SCHOOLS, TRANSPORT LINKS AND MOTORWAY ACCESS
- GENEROUSLY SIZED FRONT AND REAR GARDENS - EPC RATING: C



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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Entrance

Entrance gained via composite door which leads into;

Entrance Hallway

Radiator, under stair cupboard housing the fuse box and electric meter which also provides plentiful storage space, stairs leading to first floor landing, doors lead into the following rooms:

Lounge

14'8 x 11'5

Large UPVC double glazed window to the front, radiator, television and telephone points, wood effect laminate flooring, coving.

Dining Kitchen

21'4 x 9'7

Good range of wall and base units, laminate work surfaces, granite one and half bowl sink and drainer, integrated appliances include: 'Lamona' induction hob with overhead illuminated extractor hood and double oven, space for dining table and chairs, tiled flooring, recessed spotlights, UPVC double glazed window to the rear, set of French doors open up to the rear garden, door leading into;

Utility Room

15'5 x 5'2

UPVC double glazed windows to the side and rear, UPVC door with double glazed inserts leads out to the rear garden, base units and large cupboard providing plentiful storage space, laminate work surfaces, plumbed for washing machine, space for a dryer, space for under counter fridge and freezer, tiled flooring, recessed spotlights.

First Floor Landing

Loft hatch providing access to a boarded and insulated loft space, wooden bi-folding door opens up to cupboard housing 'Alpha' combi boiler which also provides storage space, doors to the following rooms;



Bathroom

6'4 x 5'4

Three piece white suite comprising of; bath with overhead mains powered shower, wall hung wash hand basin and WC, wall mounted heated towel rail, extractor vent, tiled walls, recessed spotlights, wood effect laminate flooring, large UPVC double glazed opaque window to the rear.

Bedroom Two

14'8 x 9'6

Large UPVC double glazed window to the rear, radiator.

Bedroom One

11'11 x 11'4

Large double glazed window to the front, radiator, wood effect laminate flooring.

Bedroom Three

9'2 x 7'6

UPVC double glazed window to the front, radiator.

Outside

To the front is a block paved driveway with space for several vehicles, wooden gate to the side provides access to the rear garden. The substantially sized rear garden is laid with artificial grass bordered by stone chippings and established tree, immediately to the rear of the property is laid with Indian Sandstone paving.

Other Details

Tenure: Freehold

Council Tax Band: B (£1,876.99 per annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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	