



St Albans Road

34 St Albans Road, Lytham St Annes FY8 1TH

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





St Albans Road is ideal for families seeking spacious coastal living, offering generous accommodation across three floors, six bedrooms, a south-facing garden and easy access to local shops, schools and transport links, all within an established residential setting close to St Annes town centre.

Spacious Six Bedroom Family Home

Generous Accommodation Across Three Floors

Flexible Living Space For Growing Families

Bright Bay Fronted Lounge To The Front

Separate Dining Room Overlooking The Garden

Generous Fitted Kitchen With Adjoining Dining Space

Versatile Dining And Utility Area

Two Bathrooms Serving The Upper Floors

Convenient Ground Floor WC

Enclosed South-Facing Rear Garden

Low Maintenance Outdoor Space For Relaxing

Convenient Off Road Parking To The Front

Close To St Annes Town Centre And Shops

Well Placed For Schools And Transport Links





Space to grow, room to entertain and a south facing garden to enjoy — this substantial six-bedroom home on St Albans Road brings together the ingredients for family living, close to the heart of St Annes.

Arranged across three floors, the accommodation offers flexibility as family life evolves. The bay-fronted lounge provides a welcoming place to unwind, while a separate dining room overlooking the garden sets the scene for shared meals, celebrations and evenings with friends.

The generous kitchen connects with an adjoining dining and utility area, creating a practical hub for busy mornings and everyday routines. French doors open onto the rear garden, bringing the outside into daily life, with a ground-floor WC adding convenience.

Three bedrooms and a bathroom occupy the first floor, with three further bedrooms and another bathroom above. Whether you need children's rooms, guest accommodation or a dedicated home office, there is scope to shape the space around your needs.

Outside, the enclosed south-facing garden offers a low maintenance setting for summer lunches and relaxed afternoons, complemented by parking to the front.

“St Albans Road stands out for its generous space and flexibility, with six bedrooms, a south facing garden and a convenient setting near St Annes town centre making this a compelling choice for families.”



The Seller's View

"The kitchen and dining area are what I'll miss most. There's room to cook a proper family feast, get everyone around the table and still have people drifting in for a chat while dinner is coming together. It's a sociable space, and we've had some brilliant evenings here.

Big Sunday lunches, birthdays, Christmas dinners — this is a home where we've been able to bring everyone together. There's nothing better than a full table, plenty of conversation and nobody rushing to leave.

The size gives you so much scope to make it your own, too. We've loved having space for everyday meals as well as those occasions when you need to squeeze in another chair.

In summer, we throw open the French doors onto the rear patio and the whole gathering moves outside. Lunch turns into an afternoon in the sunshine, with another drink, more conversation and the kitchen just a few steps away."







34 St. Albans Road
Lytham St. Annes
FY8 1TH

Energy rating

D

Valid until: 13 November 2034

Property type: House

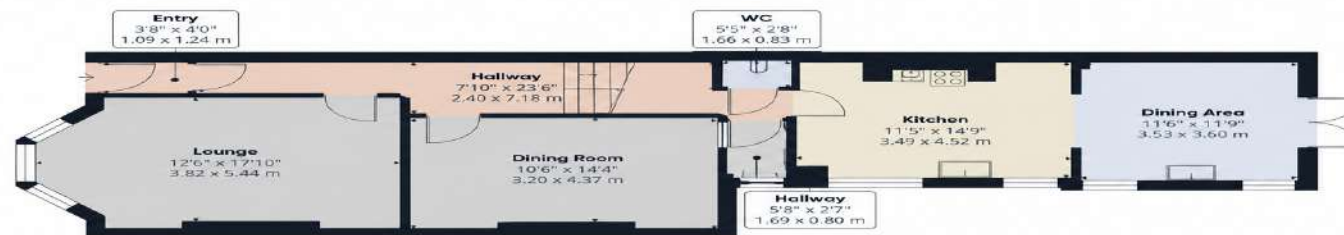
Total floor area: 161 square meters

Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	79 C
39-54	E		
21-38	F		
1-20	G		

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

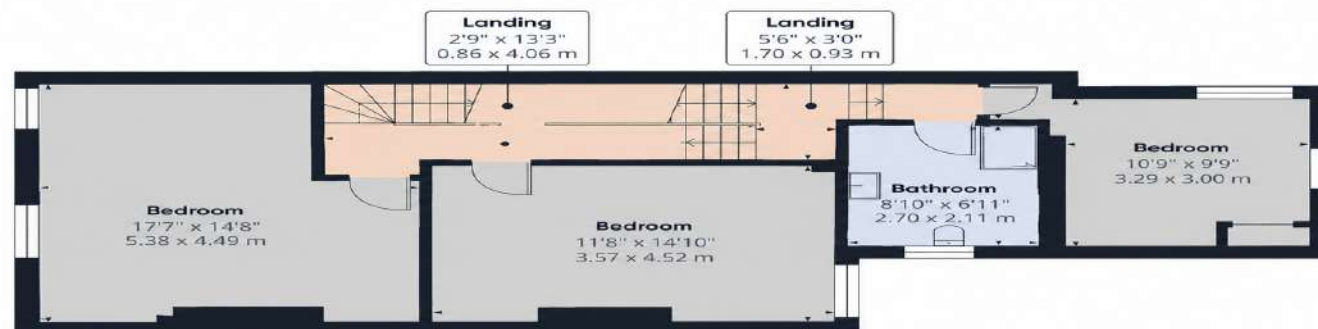


Approximate total area⁽¹⁾
840 m²
28.1 m²

(1) Excluding balconies and terraces

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

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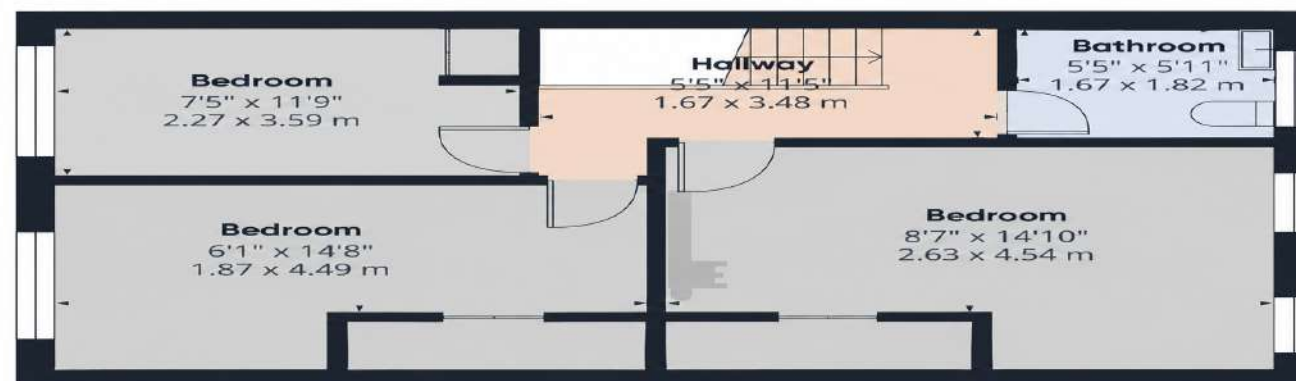


Approximate total area⁽¹⁾
677 m²
63 m²

(1) Excluding balconies and terraces

Calculations reference the RICS and
3C standard. Measurements are
approximate and not to scale. This
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purposes only.

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Approximate total area⁽¹⁾
469 m²
43.6 m²

(1) Excluding balconies and terraces

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