



## Riley Avenue, Lytham St Annes

### Offers in excess of £560,000



EPC rating: TBC

Tenure: Freehold

- 5 double bedrooms
- Superbly located close to AKS private school

- Newly renovated
- Kitchen extension
- Separate garage with gym



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## Description

A beautifully extended and modernised five bedroom semi-detached family home, ideally positioned just off the Inner Promenade.

The accommodation comprises an entrance hall, utility room, w.c., living room, library, and an impressive open-plan kitchen/living room with triple sliding doors opening onto an attractive private garden.

To the first floor are three generous double bedrooms, a study or fourth bedroom, and a family bathroom. The second floor is dedicated to a superb principal bedroom suite with dressing room and shower room.

Externally, the property benefits from driveway parking, EV charger, a converted garage with storage and gym space and a well-maintained private garden.

## Photographs



## Situation

Situated on Riley Avenue, just off South Promenade.  
A 5 bedroom semi detached family home.

## Utility Room

Off the entrance hallway with tiled floor, plumbing for 2 washing machines, tumble dryer and work surfaces. There is a hidden boiler and water tank.  
*1.9m x 1.55m (6'2" x 5'1")*

## Library

A delightful room with floor to ceiling book cases with up lighting, carpeted with double glazed bay window overlooking the front of the property, wall mounted radiator, ceiling light, plug sockets. *4.52m x 5.25m (14'10" x 17'2")*

## Kitchen Dining Room

The heart of the home - an open plan extended kitchen living room, modern fitted high gloss, soft close wall and floor units, "pantry" cupboard, "living" granite work surfaces, large island, integrated appliances including dishwasher, large fridge & freezer, wine fridge, twin electric ovens and induction hob. Triple sliding doors onto the rear garden. There are 3 electric Velux windows providing additional light.  
*5.08m x 8.11m (16'8" x 26'7")*

## Bedroom 3

Double bedroom, wooden flooring with double glazed bay window overlooking the front of the property. Wall mounted radiator, ceiling light and plug sockets.  
*4.35m x 4.2m (14'4" x 13'10")*

## Family Bathroom

Accessed off the landing with tiled floor and walls, corner bath tub, separate glass shower cubicle, w.c, hand basin with mirror above, heated towel radiator. Large storage cupboard.  
*2.92m x 2.7m (9'7" x 8'11")*

## Hallway

Accessed from the side of the property via the driveway, the front door opens onto a hallway with cushioned flooring, wall mounted radiator, ceiling light and doors to the lounge, utility room, kitchen, library and w.c and stairs to the first floor. The windows on the stairs feature stunning stained glass.

## Living Room

A traditional living room, stripped wooden floor with double glazed bay window overlooking the front gardens of the property, wall mounted radiator, ceiling light, plug and aerial sockets.  
*4.23m x 6.25m (13'11" x 20'6")*

## W.C

A ground floor w.c with tiled flooring, w.c, hand basin and radiator.  
*0.92m x 1.67m (3'0" x 5'6")*

## Bedroom 2

Double bedroom, carpeted with double glazed bay window overlooking the front of the property. Wall mounted radiator, ceiling light and plug sockets.  
*5.43m x 4.26m (17'10" x 14'0")*

## Bedroom 4

Double bedroom, carpeted with double glazed window overlooking the rear garden. Wall mounted radiator, ceiling light and plug sockets.  
*2.87m x 4.24m (9'5" x 13'11")*

## Study/ Bedroom 5

Accessed off the landing, carpeted with double glazed window overlooking the rear garden.  
*2.85m x 2.97m (9'5" x 9'8")*

## Rooms

### 2nd Floor Master Bedroom

A superb double bedroom, carpeted with twin Velux windows. Wall mounted radiator, ceiling light and plug sockets.  
3.75m x 6.29m (12'4" x 20'7")

### Dressing Room

An attractive dressing room with alcove storage & led spot lights and 1 electric Velux window.  
4.35m x 4.3m (14'4" x 14'1")

### Shower Room

Accessed off the landing with tiled floor and walls, shower cubicle, w.c, hand basin, heated towel radiator & underfloor heating. Frosted Velux providing ample light.  
4.73m x 1.09m (15'6" x 3'7")

### Council Tax Band

Band E

### EPC Band

Band TBC

### Tenure

Freehold

### Parking

Driveway parking for 2 cars and EV charger.

### Garage

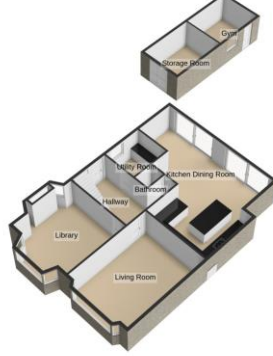
The garage has been converted into a gym and separate storage room.  
2.67m x 7.44m (8'10" x 24'5")

## More photographs

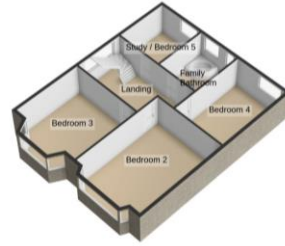


# Floorplan

Ground Floor  
1341 sq.ft. (124.6 sq.m.) approx.

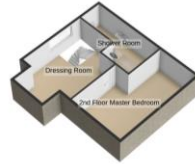


First Floor  
961 sq.ft. (89.3 sq.m.) approx.



2nd Floor  
626 sq.ft. (58.1 sq.m.) approx.

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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 Metroplex © 2026

# Map

