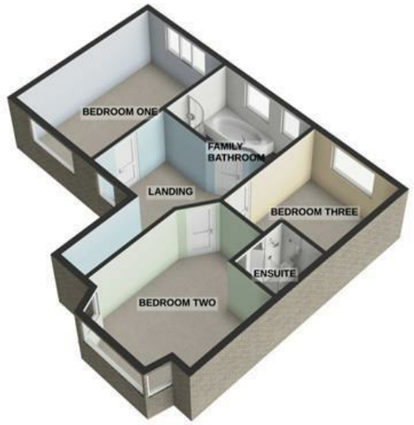
GROUND FLOOR
93.3 sq.m. (1005 sq.ft.) approx.

FIRST FLOOR
58.5 sq.m. (629 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

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.

The Propert Ombudsman

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St. Annes 01253 711511

NEWBURY ROAD, LYTHAM ST. ANNES FY8 1DG

ASKING PRICE £595,000

- EXCEPTIONAL THREE BEDROOM DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION ON NEWBURY ROAD
- THREE RECEPTION ROOMS - MODERN KITCHEN - DOWNSTAIRS WC - UTILITY
- FAMILY BATHROOM - EN SUITE - GOOD SIZE REAR GARDEN - LARGE DRIVEWAY - DETACHED GARAGE
- SHORT STROLL TO THE SEAFRONT - WALKING DISTANCE TO AKS PRIVATE SCHOOL

3 2 3

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Entrance Porch
UPVC entrance door and opaque windows to the front and side, tiled flooring, wooden door leads to:

Entrance Hallway
UPVC double glazed opaque window to the front, stairs leading to the first floor, radiator, under stairs storage cupboard housing meters, doors leading to the following rooms:

Sitting Room
12'10 x 11'11
UPVC double glazed bay window to the front with remote controlled roller blinds, modern fireplace with electric remote controlled fire, picture rail, coving, electronic lighting system.

Kitchen
16'8 x 11'
UPVC double glazed window to the side, range of fitted white gloss wall and base units incorporating Corrian work surfaces and inset one and a half bowl sink with mixer tap. Integrated appliances include: 'AEG' induction hob, and 'Neff' oven and grill, space for freestanding dishwasher and American style fridge freezer, pull-out pantry cupboards, LED lighting system and 'Karndean' flooring.

Utility Room
7'3 x 5'4
UPVC double glazed window to the rear, UPVC external door to the side, range of matching fitted units with sink, space for tumble dryer and plumbing for washing machine, radiator and loft hatch.

Downstairs WC
3'9 x 3'2
WC, cupboard housing 'Baxi' boiler.

Living / Dining Room
22'5 x 8'11
UPVC double glazed large bay window and French doors to the rear, both with electric blinds, spotlights, radiator, 'Karndean' flooring, double doors to:

Lounge
16'3 x 12'11
UPVC double glazed windows to the front, wall lights, dado rail, picture rail, coving and fireplace housing gas fire with marble surround and hearth.

First Floor Landing
UPVC opaque stained feature glass circular window, doors leading to the following rooms:

Bedroom One
16'5 x 10'
UPVC double glazed windows to the front and rear, radiator, range of fitted wardrobes.

Bedroom Two
14'11 x 9'10 to front or wardrobes
UPVC double glazed bay window to the front with electric blinds, radiator and range of fitted wardrobes.

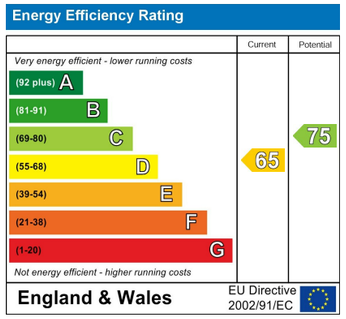
En Suite
6'3 x 4'8
Three piece white suite comprising of: corner shower with wall mounted electric shower unit, vanity unit with inset wash hand basin and WC, shaver point, fully tiled walls and floor.

Bedroom Three
11' x 9'2 (to widest point)
UPVC double glazed window to the rear. radiator, loft access hatch with pull down ladder leading to a boarded loft housing a high pressure water system.

Family Bathroom
9'9 x 8'
Two UPVC double glazed opaque windows to the rear with fitted roller blinds, four piece suite comprising of: corner bath, corner shower, pedestal wash hand basin and WC, wall mounted heated towel rail, half tiled walls and floor.

Outside
The property boasts a large block-paved driveway providing ample off-road parking for multiple vehicles. The attractive frontage is complemented by a selection of mature hedging and established shrubs and there is side access leading to the detached garage, while a gated entrance provides access to the rear garden.

To the rear, the property benefits from a fantastic-sized and private garden with a block-paved patio providing an ideal setting for outdoor dining. A pathway leads through the garden to a further patio area. The remainder of the garden is predominantly laid to lawn, bordered by a variety of mature shrubs, established bushes and greenery, creating a peaceful and attractive setting.



Other Details
Tenure - Freehold.
Council Tax Band - F.
EPC - To be confirmed.
Led lighting throughout the property.

Fitted alarm system on a yearly contract.

Ultra fast broadband around 250mgps.