



226 Church Road, Lytham St. Annes,
FY8 3NW

£247,950

***** CHARACTER HOME WITH EXCELLENT POTENTIAL *****

This beautiful character home offers an excellent opportunity to build in significant value and create a truly forever family home.

Standing on an impressive plot, the property enjoys **SOUTH FACING** rear gardens of approximately 65ft, together with a generous frontage providing ample off-street parking.

The accommodation currently comprises **THREE BEDROOMS** and a bathroom to the first floor, while the ground floor offers **TWO SEPARATE RECEPTION ROOMS**, a fitted kitchen and a UPVC conservatory.

The property is immaculately presented and benefits from UPVC double glazing and gas central heating, although it would benefit from further modernisation and updating.

NO ONWARD CHAIN.

Successfully selling property since
1948.



McDonald

Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



- **THREE bedrooms**
- **THREE reception rooms**
- **Inc. UPVC conservatory**
- **Fitted kitchen**
- **Bathroom**
- **UPVC double glazing**
- **Gas central heating**
- **Rear gardens c. 65ft**
- **Ample parking**
- **No chain**



Vestibule:

Hall: Staircase, Understairs storage, UPVC double glazed window, Radiator.

Lounge: 15'10" x 10'5" (4.83 m x 3.17 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 12'4" x 10'8" (3.76 m x 3.25 m) Polished wood floorboards, UPVC double glazed window, Radiator.

Kitchen: 10'5" x 6'4" (3.17 m x 1.93 m) Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Tiled splashback, UPVC double glazed window and rear door.

Conservatory: 10'7" x 8'7" (3.23 m x 2.62 m) UPVC double glazed windows and rear door, Double radiator. (Requires roof repair).



First Floor:

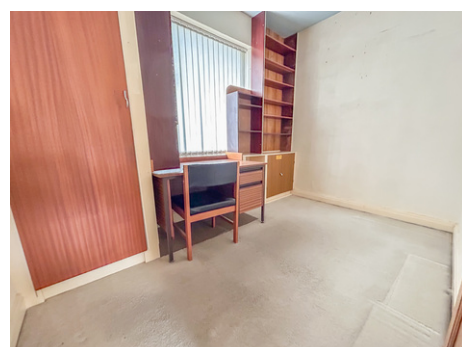
Landing: Loft access.

Bedroom 1: Built in wardrobes and vanity dresser, UPVC double glazed bay window, Radiator.

Bedroom 2: 10'5" x 10'5" (3.17 m x 3.17 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 3: 10'9" x 7'5" (3.28 m x 2.26 m) Built in storage cupboard and bookcase, UPVC double glazed window.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Part tiled walls, Built in storage cupboard, Radiator.



Outside:

Front: Brick block paved, Large flowerbed.

Rear: South (S/SW) sunnier aspect, Greenhouse, mainly Lawned, with large paved patio, Numerous established plants, trees and shrubs providing a superb level of privacy. Approximately 65ft in length.

Parking: Car port with double doors, Combi gas central heating boiler. Plus additional parking to driveway.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2215.26 (2026/27)

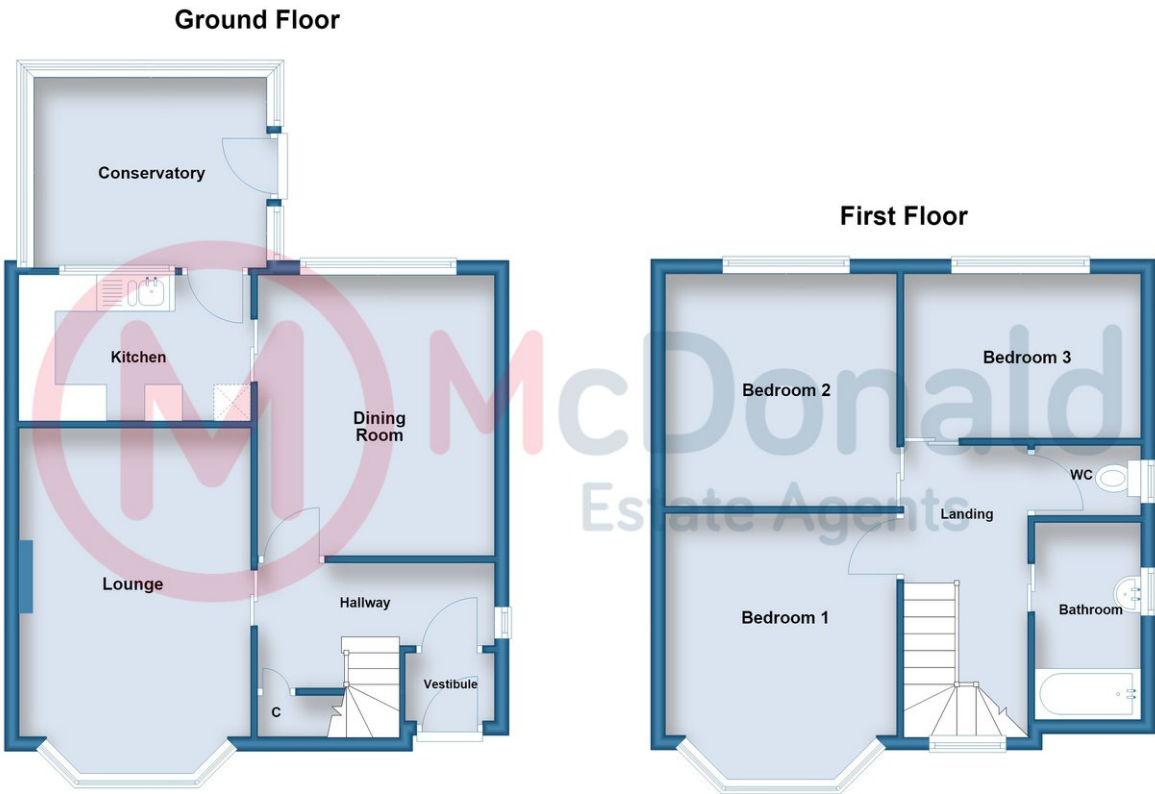


Directions: Take Clifton Drive North heading south, after passing Ashton Gardens take the seventh left turning onto St Thomas' Road. Continue to the end and turn right onto Church Road where the property can be found further down on the right hand side.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
 Plan produced using PlanUp.

Church Road

Are YOU thinking of selling?

Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Successfully selling property since 1948.

