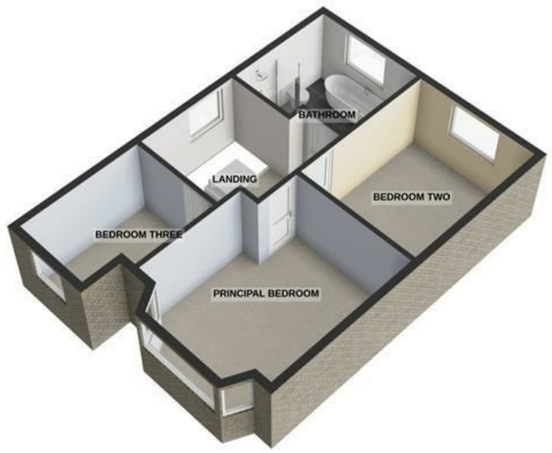
GROUND FLOOR
63.8 sq.m. (686 sq.ft.) approx.



FIRST FLOOR
51.3 sq.m. (552 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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COUNTY
Estate Agents

St. Annes 01253 **711511**



LANSDOWNE ROAD, LYTHAM ST. ANNES FY8 4DR

ASKING PRICE £439,995

- GORGEOUS EXTENDED FULLY REFURBISHED SEMI-DETACHED FAMILY HOME WITH PARK VIEWS
- BRIGHT AND SPACIOUS LOUNGE - STUNNING OPEN PLAN LIVING DINING KITCHEN - DOWNSTAIRS WC/UTILITY ROOM - THREE BEDROOMS - CONTEMPORARY FOUR-PIECE BATHROOM
- SITUATED IN A QUIET RESIDENTIAL LOCATION CLOSE TO ANSDELL TOWN CENTRE AND A SHORT DRIVE TO LYTHAM AND ST ANNES
- OFF ROAD PARKING - GARAGE - GENEROUSLY SIZED REAR GARDEN

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Entrance
UPVC double glazed double doors with opaque leaded glass panels leads to:

Porch
Tiled floor, gas meter, wooden door with opaque panel and surrounding original stained glass panels leads into:

Entrance Hall
Stairs leading to first floor, double radiator, tiled flooring, small under stairs storage cupboard housing electric meter and consumer unit, doors lead to the following rooms:

Lounge
13'11 x 11'08
UPVC double glazed leaded walk in bay window to the front allowing plentiful light with views over the park, limestone fireplace housing 'Heta' log burner which is set within black slate surround and hearth, double radiator, fibre open reach broadband, laminate flooring.

WC/Utility Room
10'07 x 2'08
Two UPVC double glazed opaque windows to the side, plumbed for washing machine, space for tumble dryer, WC, floating wash hand basin, wall mounted heated towel rail, tiled flooring, recessed spotlights.

Open Plan Living, Dining, Kitchen
22'07 x 16'03
UPVC double glazed aluminum bi folding doors with electric blinds leading out to the rear garden plus two skylights allowing an abundance of light, comprehensive range of modern wall and base units with quartz work surfaces, integrated appliances include 'AEG' double oven, induction hob with overhead ceiling extractor fan, fridge freezer, dishwasher, central breakfast island with matching quartz work surface, double Belfast sink, designer mirrored glass splashbacks, space for table and chairs and sofa, two old school radiators, recessed spotlights, 'Martin Audio' sound system, tiled flooring, under stairs storage cupboard housing 'Worcester' boiler.

Stairs and Landing
Aforementioned staircase leading to the first floor, UPVC double glazed opaque window to the side, loft hatch with pull down ladder, doors lead to the following rooms:

Principle Bedroom
13'11 x 9'10
UPVC double glazed leaded walking bay window to the front allowing plentiful light, bespoke fitted wardrobes, double radiator.

Bedroom Two
11'11 x 10'03
UPVC double glazed window to the rear, bespoke fitted wardrobe and matching dressing table.

Bedroom Three
7'10 x 6'07
UPVC double glazed leaded window to the front, double radiator.

Bathroom
8'04 x 7'03
Contemporary four piece suite comprising of: roll, top bath, walk-in shower cubicle with waterfall shower and further shower attachment, WC, vanity wash handbasin with drawers underneath, wall mounted illuminated mirror, wall mounted heated towel rail, fully tiled walls and floor, extractor fan, recessed spotlights, 'Martin Audio' sound system.

Garage
Single brick built garage with up and over door.

Outside
Front and Rear Gardens
To the front of the property, a gated driveway provides off-road parking, with a further secure gate leading to the garage. The attractive front garden is predominantly laid to lawn, complemented by well-established planting borders and there is an outside water tap to the side of the property.

The generously proportioned rear garden provides an ideal setting for relaxing and entertaining. A spacious paved patio extends directly from the kitchen's bi-folding doors, creating a seamless flow between indoor and outdoor living. Beyond, the garden is mainly laid to lawn, with established shrubs and planting borders offering an attractive outlook. A useful garden shed provides additional storage.

Other Details
Tenure: Leasehold length of lease 999 years
Ground Rent: £9.00 per annum
Council Tax Band: C
Energy Rating: C

