



Blackpool Road, Lytham St Annes, FY8 4EJ

Offers in the region of £795,000







Blackpool Road, Lytham St Annes, FY8 4EJ

O.I.R.O. £795,000



4 Bedrooms



2 Bathrooms

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- Beautifully presented period home
 - Extending to 2255 sq ft (209 sq m) or thereabouts
 - Stunning entrance hall, living kitchen, utility and WC to the ground floor
 - 4 super bedrooms and 2 bathrooms to the first floor
 - Plenty of parking and garage
 - Spacious gardens – a home perfect for entertaining out doors and in
 - Close to Lytham, Ansdell and St Annes and with good access to the main road and motorway network



We adore this spacious and well presented home, it oozes a period feel giving it a real presence and offers fabulous accommodation perfect for family life or those who are simply looking for space. This impressive home offers open living kitchen, lounge, utility, WC and lounge, 4 bedrooms and 2 bathrooms all set in spacious gardens and grounds.

Well presented from the outset, the block paved driveway opens up to a parking area at the front and tarmac to the side of the property. The front gardens are lawned and bedded, giving a pleasant feel to the impressive façade of this home. A beautiful part glazed leaded door opens into the entrance vestibule, which has original tiled and a further door opens into the entrance hall. The entrance hall sets the tone for this charming home, high ceilings, an attractive staircase and doors off to various ground floor rooms. The wc is found off the entrance hall. The lounge is positioned at the front of the house, with a fabulous bay window offering generous levels of natural light. A wood burning stove is sat in a marble fireplace giving a cosy focal point to the room and a real welcoming feel.



The living kitchen is the heart of this home, the place everyone gathers, the place they land home. The space has been opened up to incorporate a front reception room and gives a wonderful blend of relaxed and more formal. There is oodles of natural light with a large window to the front and windows to the rear along with patio doors. The kitchen is complete with a range of wall and base units and quartz worksurfaces incorporating a breakfast bar on the return. Integrated appliances include an induction hob with extractor, 2 ovens, fridge freezer, dishwasher along with a 1.5 sink. The living area has a more traditional and formal feel, a woodburning stove is set in an attractive marble fireplace ensuring this space is atmospheric.

The utility room also has a door to the rear and includes a point for a washer drier along with a sink and drainer





The attractive staircase rises to the first floor where there is a spacious landing and feature leaded window. The principal bedroom enjoys a large window to the front along with an attractive feature fireplace. The shower ensuite includes wash hand basin set in a unit, walk in shower, WC and heated towel rail.

Bedroom 2 also has a bay window to the front ensuring this is a lovely bright room. A feature fireplace gives a focal point to the room.

Bedroom 3 has views to the rear and a feature fire place and bedroom 4 also has views to the rear.







The spacious gardens offer plenty of space, with a lawn you can play games on and a decked area making this a great space for entertaining. There is a garage with storage at the rear.

Located on Blackpool Road, an ideal spot for those who would like to enjoy all that Lytham and Ansdell have to offer. The upmarket town of Lytham offers range of shops, lively café, restaurants and public houses along with healthcare providers. The smaller hamlet of Ansdell also has a good range of amenities.



A good range of primary and senior schools are available in the area and private schools include AKS Lytham, Kirkham Grammar School and Rossall School. The property is close to Fylde Rugby Club and there are a range of well renowned golf clubs in the area. The area is blessed with a charming coastline, Lytham Green, Lowther Gardens and Lytham Hall to name a few of the lovely areas. There is good access to the main road and motorway networks along with a train station in Ansdell, Lytham and St Annes.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : Off-street parking is available to the front of the property via the driveway.

Construction Type : Brick and slate roof tiles

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents tha the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey.

Communications :

Broadband: Openreach and Nexfibre available in the area

Mobile signal: EE, Three, Vodafone & O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Fylde Borough Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings

What3words Location : [///pound.televis.haggle](https://www.what3words.com/pound.televis.haggle)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Bamett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

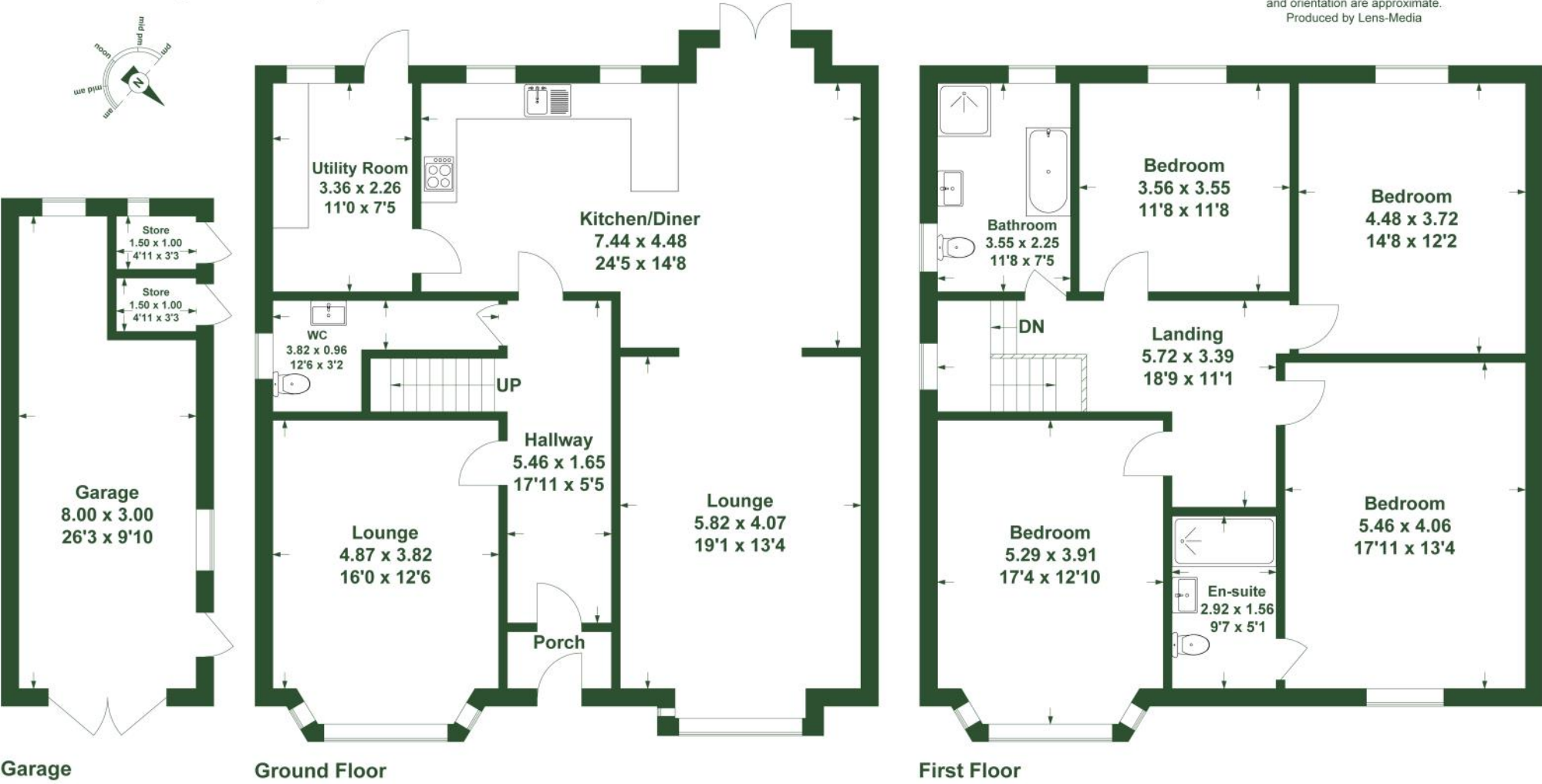
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 209.47 sq m / 2255 sq ft
Garage : 24.00 sq m / 258 sq ft
Total : 233.47 sq m / 2513 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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