



Stephen Tew
ESTATE AGENTS
FOR SALE
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428 Lytham Road, Blackpool
Blackpool

Offers Over **£300,000**

428 Lytham Road

Blackpool, Blackpool

Situated in the highly sought-after area in FY4, we are delighted to present this impressive 6-bedroom semi-detached house. This property boasts a wealth of features and is offered with no chain, making it an ideal purchase for families seeking a spacious and versatile home.

The ground floor comprises two reception rooms, offering ample space for entertaining guests or relaxing with the family. The well-appointed kitchen provides plenty of storage and workspace. Upstairs, the property continues to impress with six generously-sized bedrooms over 2 floors. The converted loft adds further versatility, perfect for use as a playroom, home office, or additional bedroom with En-suite facilities.

Externally, this property benefits from a west-facing front garden, complete with a driveway leading to the large garage. The east-facing rear garden is a tranquil oasis, boasting a myriad of plants, shrubs, and trees, ensuring privacy and a serene atmosphere. The additional off-road parking allows at least three cars to be accommodated comfortably. The large garage is equipped with power, offering potential for storage or workshop.

Viewings are highly recommended.

Council Tax band: E

Tenure: Freehold

- No chain
- Off road parking
- Garage
- En-suite
- Converted loft





Vestibule

Double door Vestibule entrance leading to hallway. includes meter cupboard..

Entrance hallway

16' 7" x 8' 6" (5.05m x 2.60m)

Entrance hall leading to lounge, kitchen and dining room. With under stairs cupboard, plumbing for GF WC.

Lounge

14' 11" x 14' 11" (4.55m x 4.55m)

To the front with UPVC double glazed bay window, gas fire with feature surround.

Dining room

13' 4" x 13' 5" (4.07m x 4.08m)

To the rear with gas fire leading to open plan conservatory with UPVC patio doors to garden.





Kitchen

13' 2" x 10' 7" (4.02m x 3.23m)

Kitchen, With matching base and eye level units. Integrated appliance's. With dishwasher, fridge freezer electric hob and oven. Leading to breakfast area and utility room.

Utility room

7' 4" x 6' 11" (2.24m x 2.10m)

Utility room with sink, matching base and eye level units plumbing for washing machine.





Bedroom 1

13' 7" x 14' 7" (4.14m x 4.44m)

Master bedroom to the front with UPVC bay window and fitted wardrobes.

Bedroom 2

12' 10" x 12' 10" (3.91m x 3.92m)

Second bedroom to the rear with UPVC box window and fitted wardrobes.

Bedroom 3

7' 0" x 13' 5" (2.14m x 4.09m)

Third bedroom, currently used as an office with combination boiler and UPVC double glazed window.

Bedroom 4

9' 9" x 8' 6" (2.96m x 2.60m)

Fourth bedroom to the front with fitted wardrobes and UPVC double glazed window.

Bathroom

13' 5" x 6' 6" (4.08m x 1.99m)

Bathroom fitted with 5 piece suite includes, free standing bath, WC, Urinal, Vanity sink unit with storage and walk in corner shower.

WC

5' 6" x 3' 2" (1.67m x 0.96m)

Separate WC and sink with UPVC window.

Second Floor Landing

10' 0" x 3' 3" (3.05m x 1.00m)

Staircase to second floor landing leading to bedrooms and storage.

Bedroom 5

14' 6" x 12' 8" (4.42m x 3.86m)

Loft room with matching fitted wardrobes and access to En-suite

En-suite

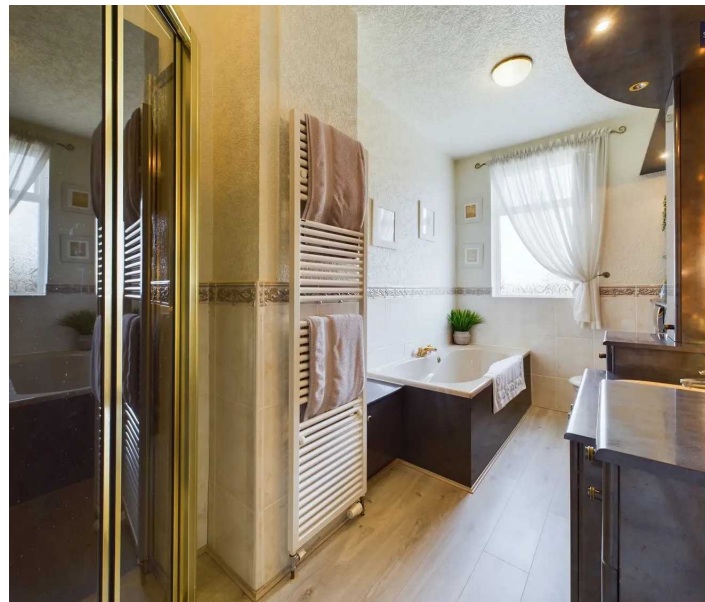
8' 8" x 6' 4" (2.63m x 1.94m)

Fitted with a 3 piece en-suite. WC, sink and shower cubical.

Bedroom 6

7' 3" x 14' 1" (2.21m x 4.30m)

Loft bedroom with velux window.







FRONT GARDEN

West facing front garden with driveway leading to garage.

REAR GARDEN

East facing rear garden with a multitude of plants shrubs and trees with access to garage.

OFF ROAD

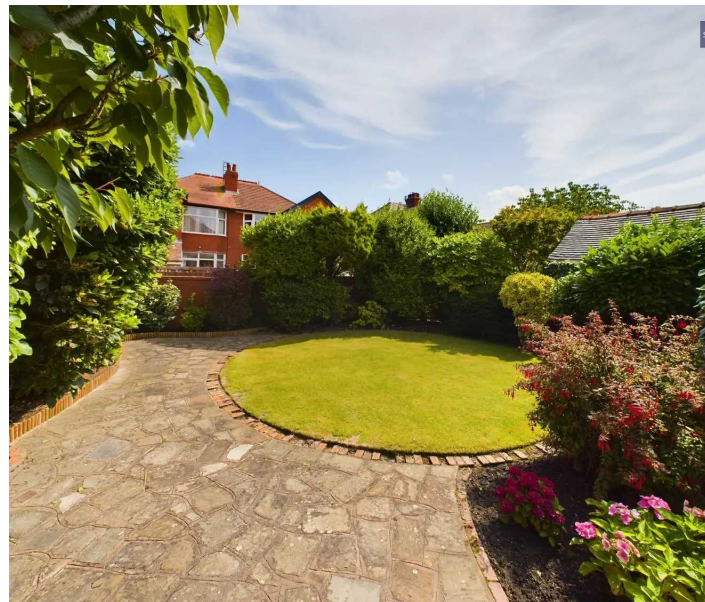
3 Parking Spaces

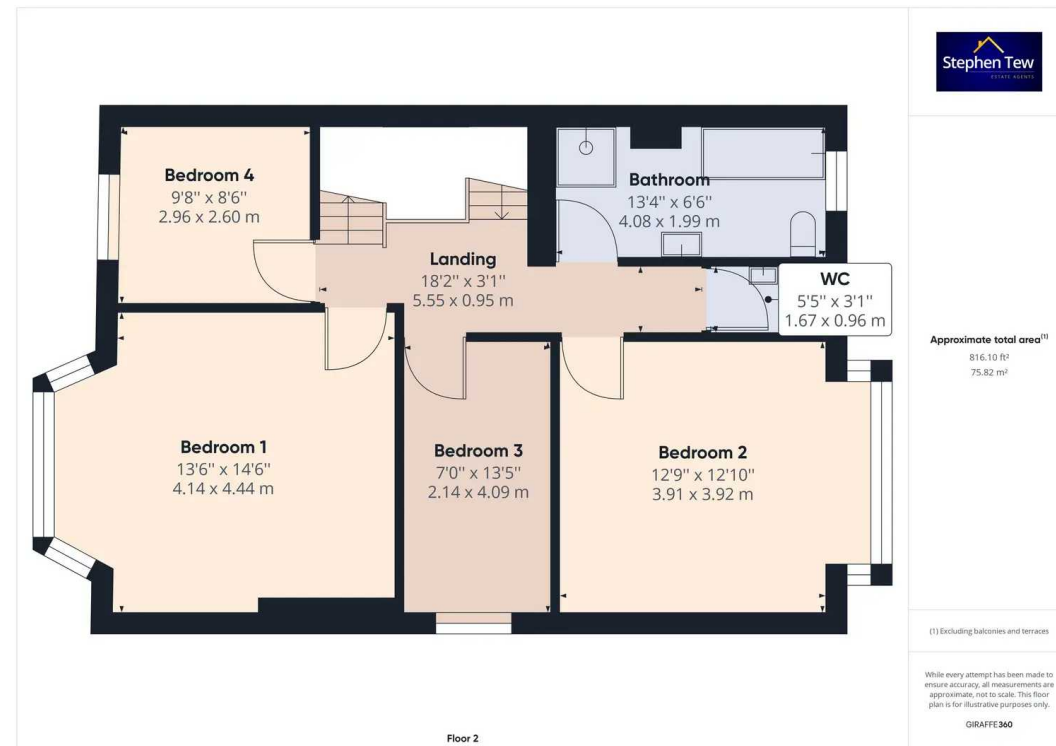
Off road parking for at least 3 cars

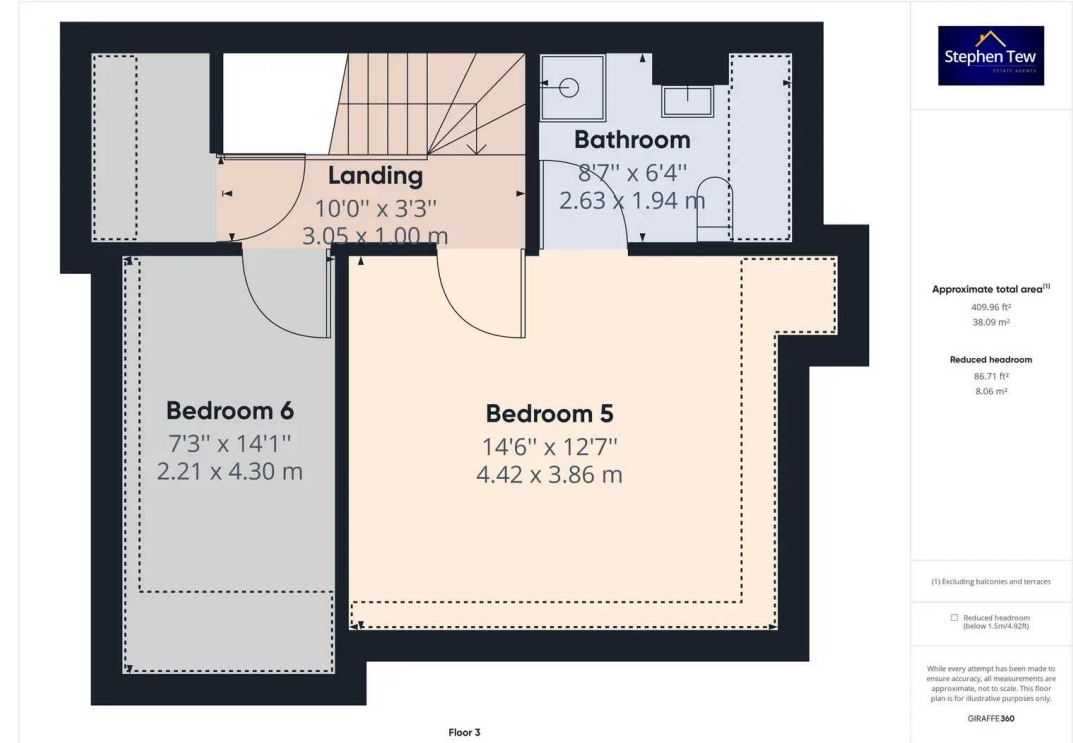
GARAGE

Single Garage

Large garage with power.









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