



The Boulevard, Lytham St. Annes

Offers Over **£375,000**

The Boulevard

Lytham St. Annes

Nestled within a desirable location, this wonderful 4-bedroom semi-detached house presents a perfect family home opportunity. The property boasts a well-designed layout, comprising a spacious hallway, inviting lounge, versatile reception room, dining room, fitted kitchen, and a convenient ground floor WC. Ascend to the first floor to discover a landing leading to four generously sized bedrooms, with the master bedroom featuring fitted wardrobes, along with a 4-piece suite bathroom. The property also benefits from a garage and off-road parking, providing ample space for vehicles.

Outside, the property offers a delightful exterior space, featuring a front garden laid to lawn and flower borders, complemented by a driveway. To the rear, a generously sized garden awaits, complete with a well-maintained lawn and a charming patio area perfect for outdoor entertaining. Additionally, direct access to the garage ensures convenience for storage or workshop activities. This property truly embodies comfort and functionality, promising a harmonious living experience for its new owners.

Council Tax band: E

Tenure: Leasehold

- 4 Bedroom Family Home
- Hallway, Lounge, Reception Room, Dining Room, Kitchen, GF WC
- Landing, 4 generously sized Bedrooms, with fitted wardrobes in the Master Bedroom, 4 piece suite Bathroom
- Garage and Off Road Parking





Hallway
13' 1" x 9' 2" (4.00m x 2.79m)

Lounge
13' 3" x 13' 0" (4.03m x 3.96m)

Reception Room
14' 10" x 13' 0" (4.51m x 3.96m)

GF WC
2' 11" x 5' 10" (0.89m x 1.79m)

Dining Room
9' 3" x 9' 3" (2.82m x 2.81m)

Kitchen
13' 0" x 9' 1" (3.95m x 2.77m)

Landing
18' 9" x 2' 9" (5.71m x 0.83m)

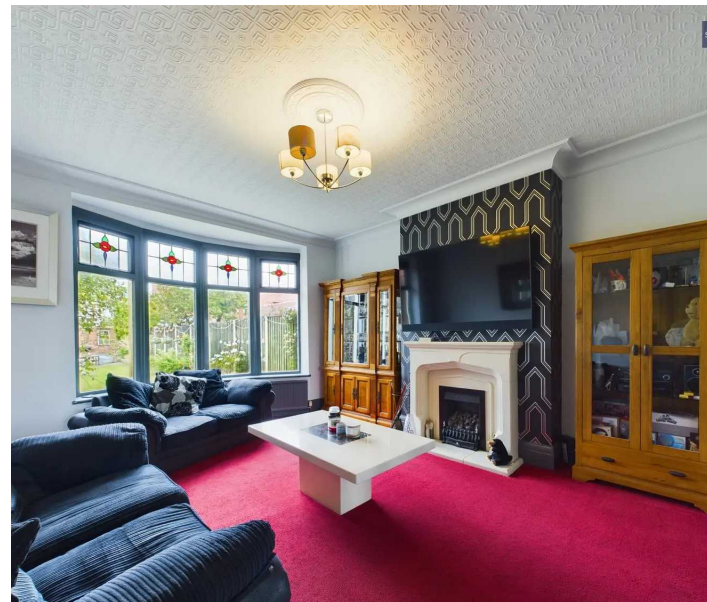
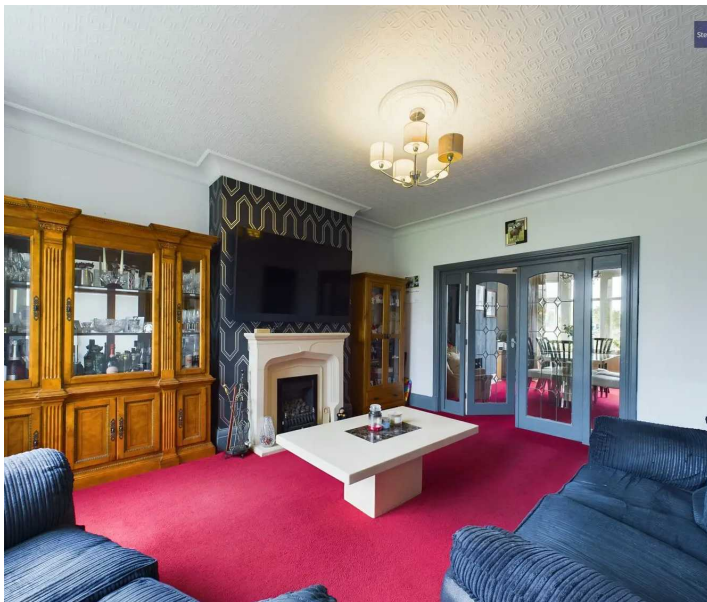
Bedroom 1
13' 4" x 12' 11" (4.06m x 3.93m)

Bedroom 2
14' 10" x 13' 1" (4.53m x 3.98m)

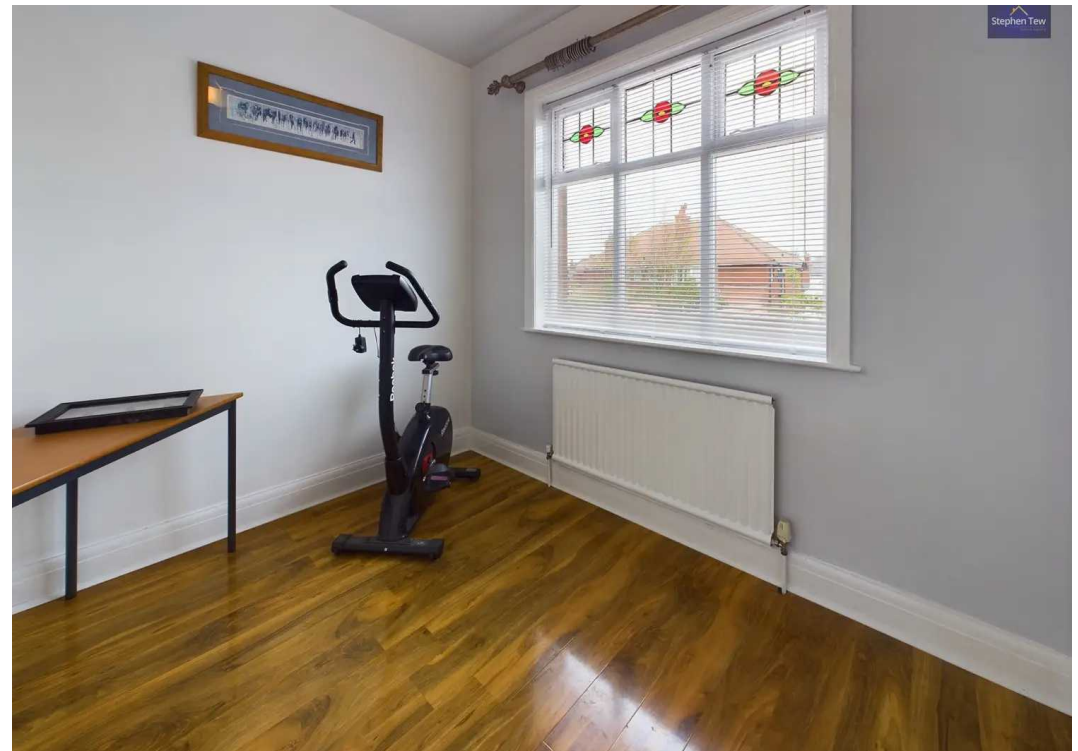
Bedroom 3
8' 10" x 9' 2" (2.68m x 2.79m)

Bedroom 4
7' 7" x 9' 3" (2.32m x 2.83m)

Bathroom
10' 9" x 6' 3" (3.28m x 1.90m)









FRONT GARDEN

Laid to lawn and flower borders with driveway

REAR GARDEN

Generous sized garden to the rear with laid to lawn and patio area. Access to the garage.

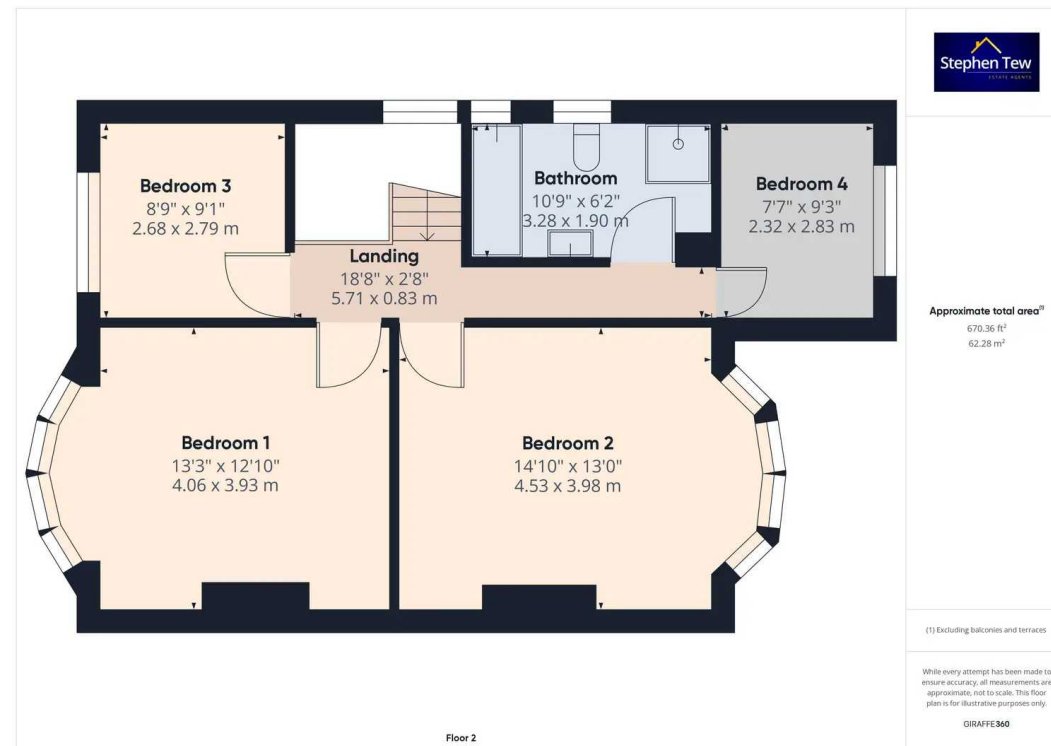
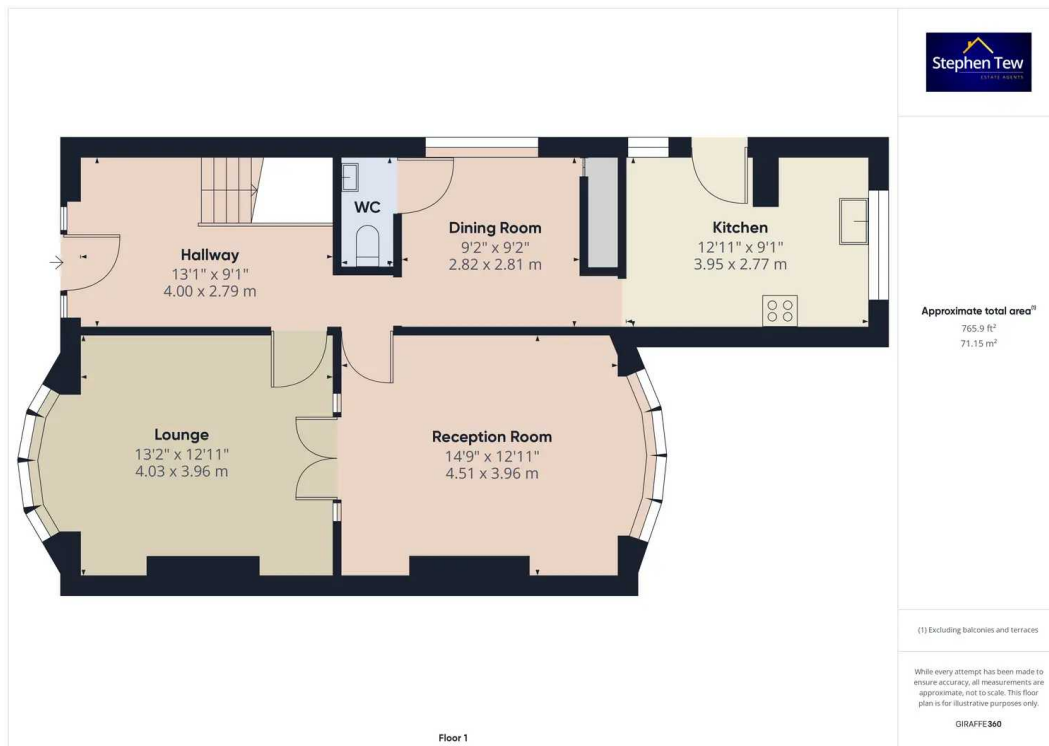
GARAGE

Single Garage

DRIVEWAY

1 Parking Space







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