



**Birkdale Avenue, Lytham St. Annes**

**Offers Over £160,000**



# Birkdale Avenue

Lytham St. Annes

This 3-bedroom semi-detached house is a rare gem offering a blank canvas to create a dream home. Being offered with no onward chain, the property sits proudly on a generous corner plot, promising a wealth of potential for personal touches. The ground floor boasts a hallway leading to an open plan lounge and diner, a kitchen, and a utility room, providing ample living space. Upstairs, three bedrooms provide cosy retreats, along with a three-piece suite bathroom. While the property requires some modernisation, it presents a fantastic opportunity for customisation and value appreciation.

Outside, the property shines with its corner plot wrap-around garden, offering a generous outdoor space for relaxing or entertaining. The large garden to the rear complements the property, providing a tranquil sanctuary to enjoy the outdoors. With the potential to create stunning landscaping features or simply enjoy the existing greenery, the outdoor space adds value and appeal to this charming property.

Council Tax band: C

Tenure: Leasehold

- No Onward Chain
- 3 Bedroom semi-detached on generous corner plot
- Hallway, open plan Lounge/Diner, Kitchen, Utility room
- 3 Bedrooms, 3 piece suite Bathroom
- Requires some modernisation





**Hallway**  
14' 2" x 5' 5" (4.31m x 1.66m)

**Lounge/Diner**  
25' 5" x 8' 8" (7.74m x 2.63m)

**Kitchen**  
10' 11" x 9' 5" (3.33m x 2.87m)

**Utility Room**  
5' 0" x 6' 6" (1.52m x 1.97m)

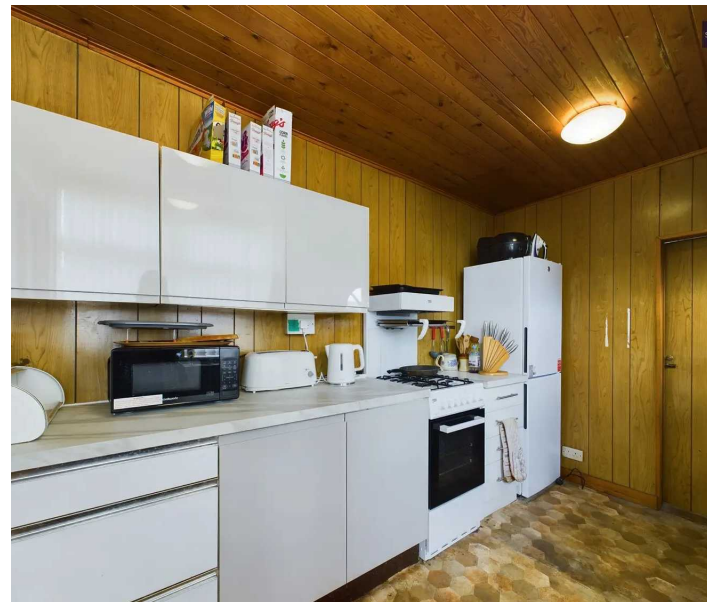
**Landing**  
6' 7" x 3' 3" (2.00m x 0.98m)

**Bedroom 1**  
12' 4" x 9' 9" (3.77m x 2.98m)

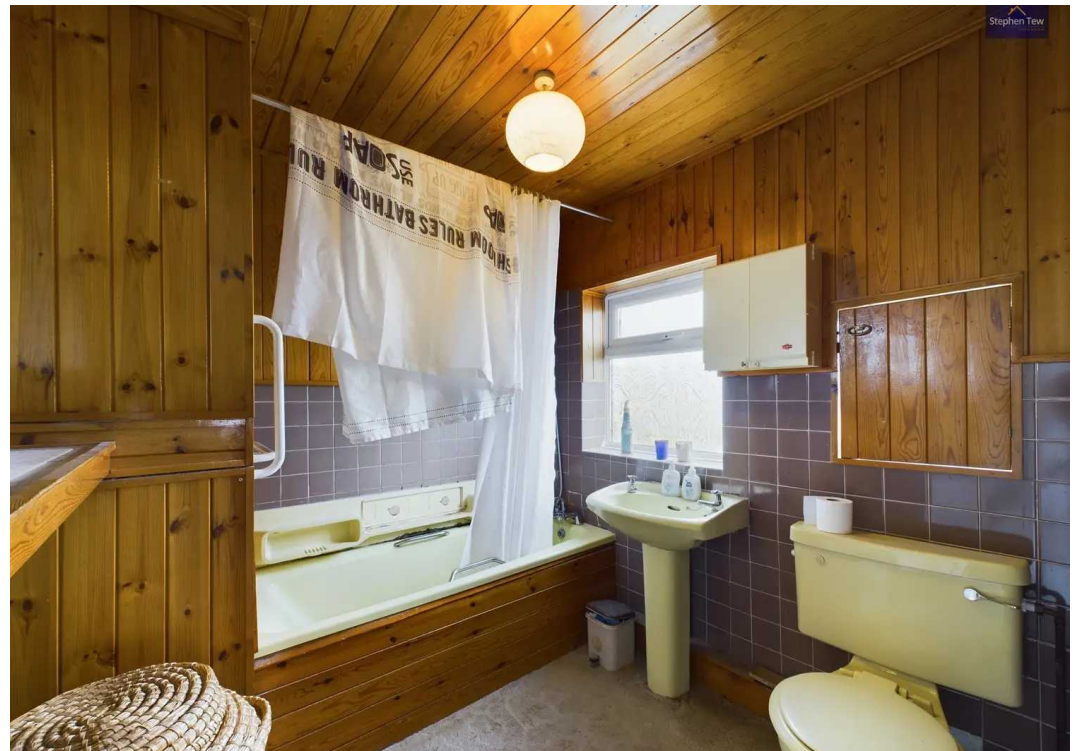
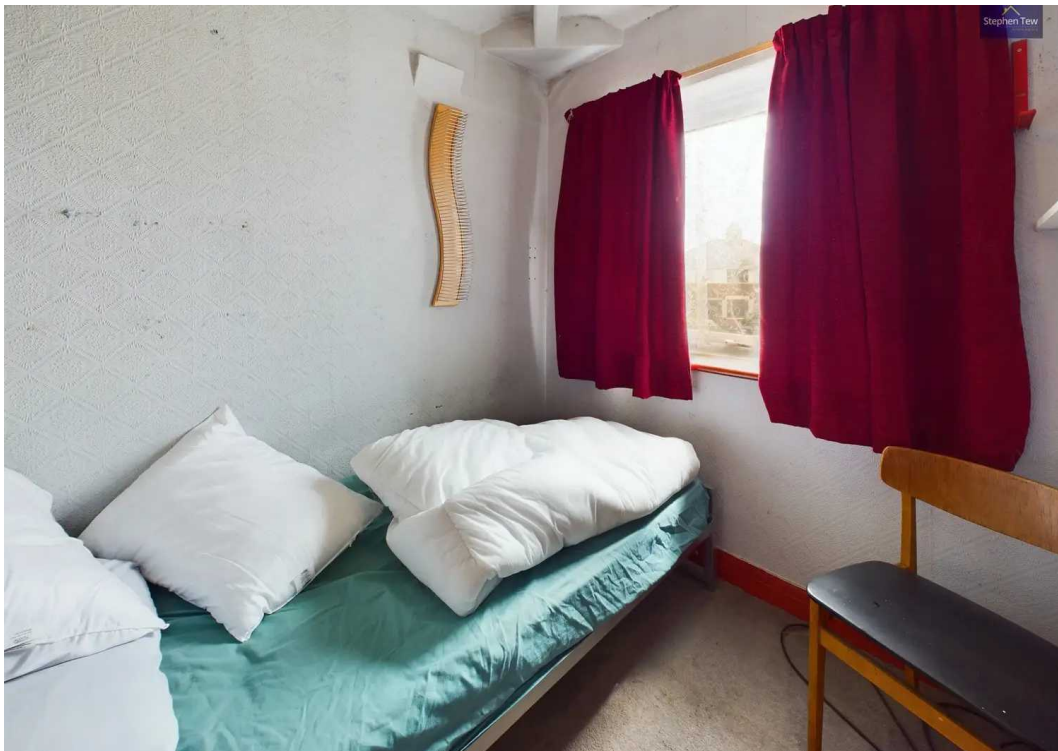
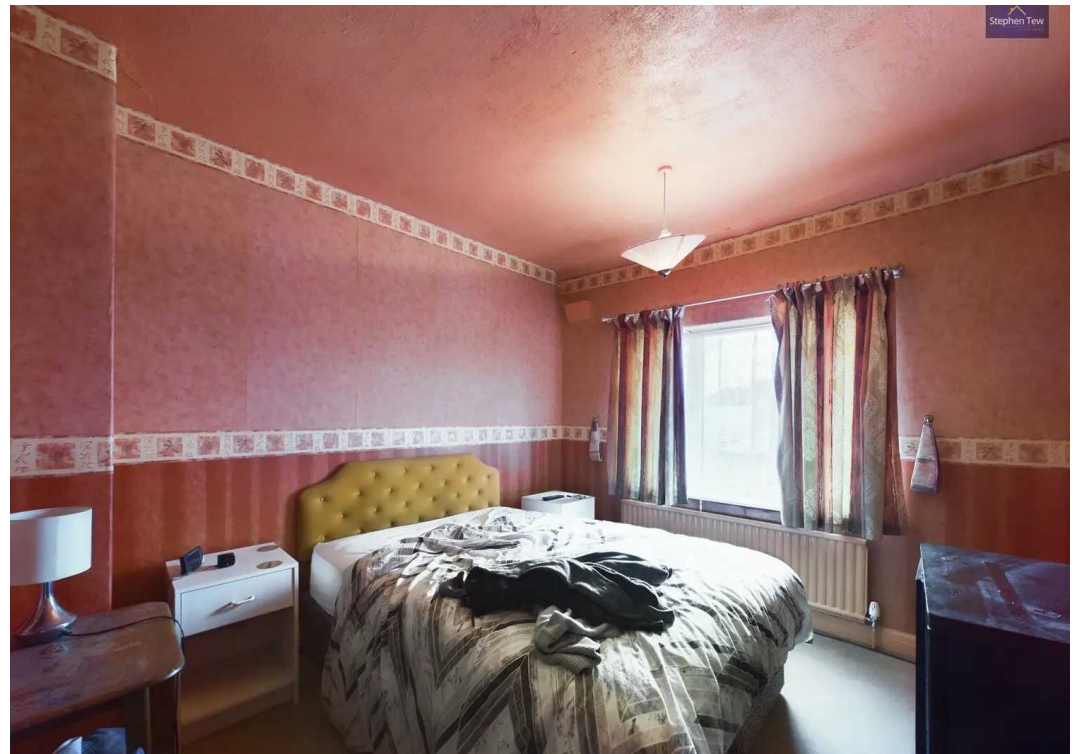
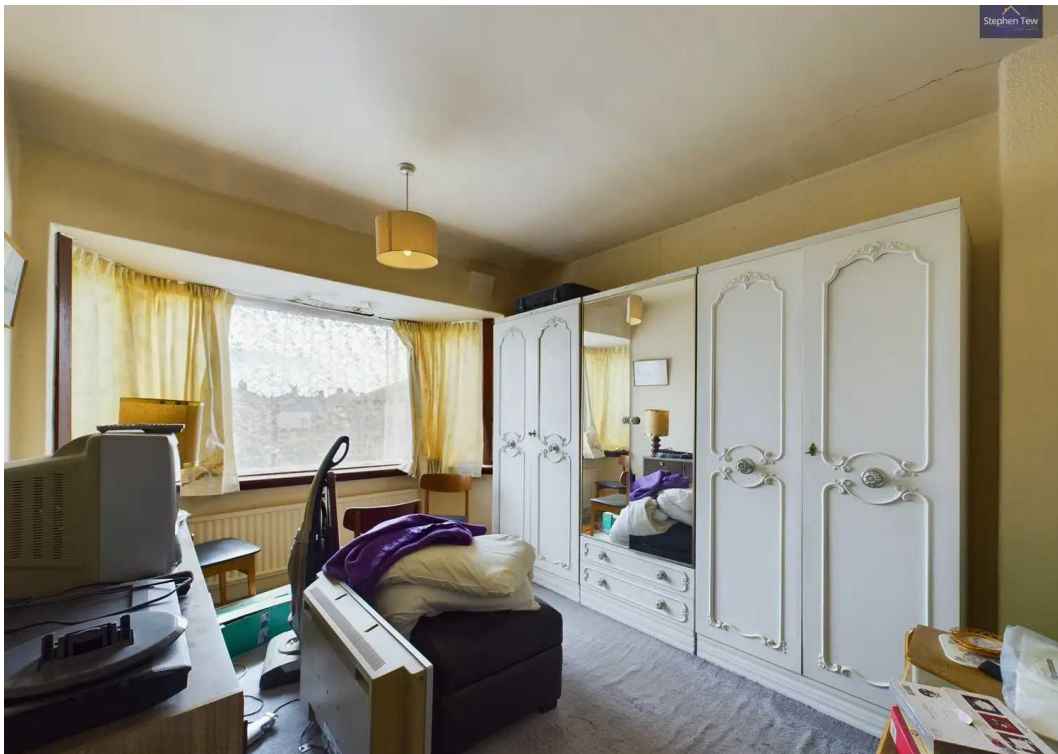
**Bedroom 2**  
10' 8" x 9' 5" (3.26m x 2.86m)

**Bedroom 3**  
6' 10" x 6' 7" (2.09m x 2.00m)

**Bathroom**  
7' 5" x 7' 1" (2.26m x 2.15m)











### **GARDEN**

Corner plot wrap around garden

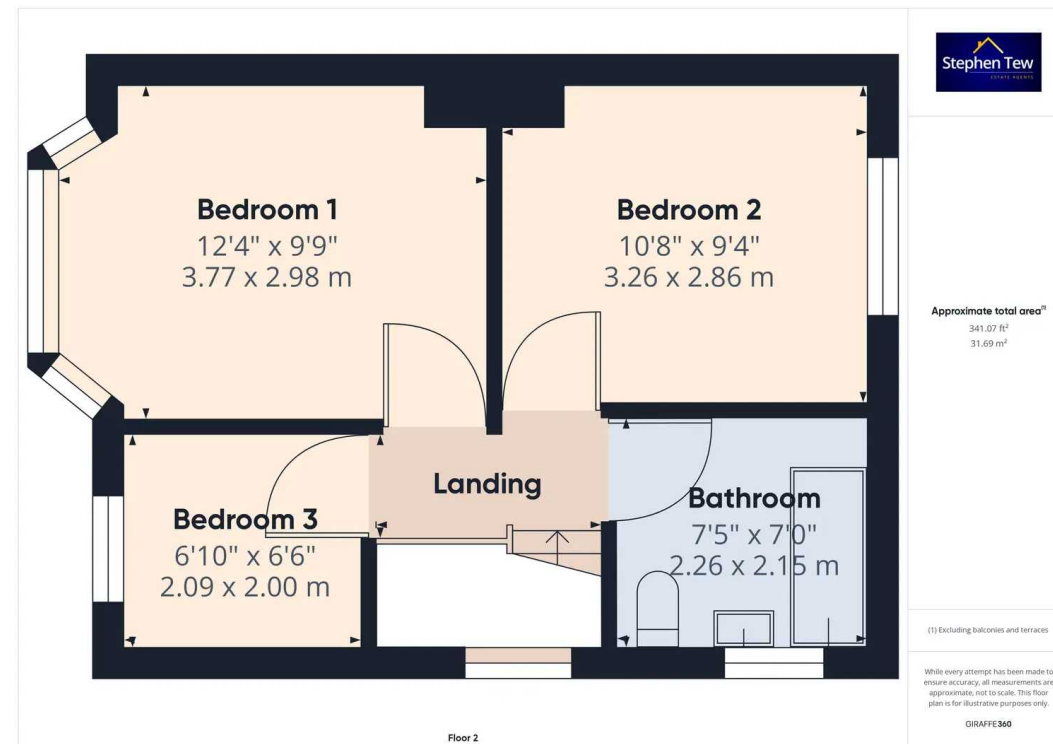
### **REAR GARDEN**

Large garden to the rear.

### **ON STREET**

1 Parking Space









## Stephen Tew Estate Agents

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