



**Lytham**  
Estate Agents

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**8 Tanners Way, Lytham St Annes FY8 4UB**

**Offers Over  
£245,000**

*Spacious Four-Bedroom Home with No Onward Chain on Sought-After Cypress Point Estate*



**Entrance Hall**

Wooden part obscure glazed door to the front. Staircase leading to the first floor. Coving, carpeted flooring, under stairs storage cupboard and ceiling light point. Doors leading to the following rooms:

**WC**

UPVC double glazed obscure window to the front. Two piece white suite, comprising: WC with push button flush and pedestal wash hand basin with twin chrome taps. Ceiling light point, tile effect vinyl flooring, wall mounted consumer unit and radiator.

**Lounge**

UPVC double glazed Georgian style windows to the front. Carpeted flooring, radiators, coving, ceiling light point and TV aerial point.

**Dining Kitchen**

UPVC double glazed French doors and window to the rear. Range of fitted wall and base units incorporating laminate work surfaces and inset 1 ½ bowl stainless steel sink and drainer with chrome mixer tap. Integrated Beko oven and AEG four ring gas hob with extractor above. Ceiling light points, radiator, laminate flooring, tiled splash backs and space and plumbing for washing machine, tumble dryer and fridge freezer. Wall mounted Vaillant boiler.

**Snug**

UPVC double glazed window to the rear. Carpeted flooring, radiator and ceiling light point.

**First Floor Landing**

Aforementioned staircase from the ground floor. Carpeted flooring, coving, loft access hatch, ceiling light point, and airing cupboard housing hot water cylinder. Doors leading to the following rooms:

**Bedroom One**

UPVC double glazed windows to the front. Carpeted flooring, radiators, ceiling light point, coving and door to:

**En-Suite**

Three piece white suite, comprising: step-in shower enclosure with glass screen door, wall mounted chrome controls and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and twin chrome taps; and WC with push button flush. Tiled walls, tile effect vinyl flooring, radiator, coving, large vanity mirror with lighting and shaver point, extractor fan and ceiling light point.

**Bedroom Two**

UPVC double glazed window to the rear. Carpeted flooring, radiator and ceiling light point.

**Bedroom Three**

UPVC double glazed window to the rear. Carpeted flooring, ceiling light point and radiator.

**Bedroom Four**

UPVC double glazed window to the front. Carpeted flooring, radiator and ceiling light point.

**Family Bathroom**

Three piece white suite, comprising: panelled bath with chrome mixer tap and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and twin chrome taps; and WC with push button flush. Tiled walls, tile effect vinyl flooring, radiator, ceiling light point, extractor fan and large vanity mirror with lighting and shaver point.

**External**

To the front, the garden is mostly laid to lawn with paved path leading to the front door, and attractive plants and shrubs.  
To the rear, the garden has been paved patio area, artificial lawn and stone chippings. Outside tap. Gated access to the rear.

**Garage**

Single garage to the rear with up and over door. UPVC double glazed door to the side leading to the garden.

**Additional Information**

Tenure - Leasehold for remainder of 999 year lease  
Council Tax Band - D

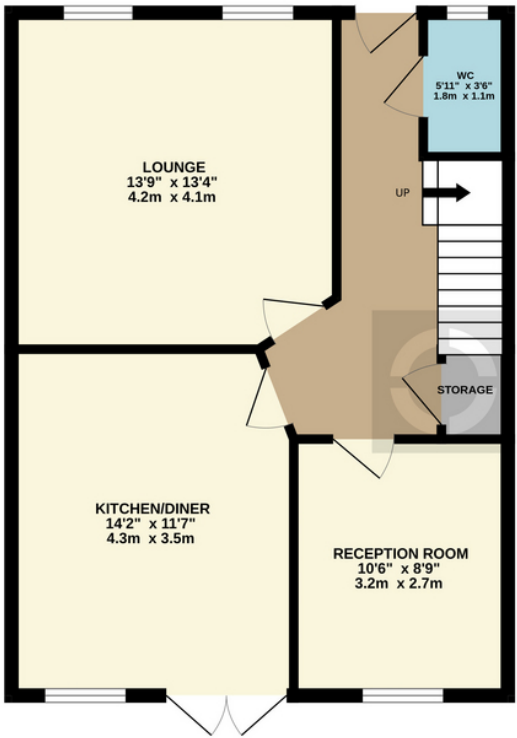
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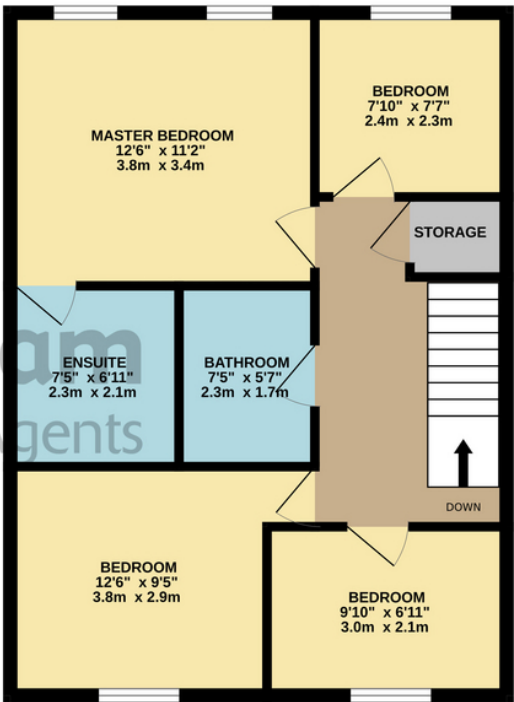


Floor Plans

GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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