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13 Milner Road, Lytham St. Annes FY8 4EY

£465,000

Charming 3-Bedroom Mid-Terrace Home in Ansdell, Minutes from Lytham – A Perfect Family Retreat



Porch

An external wooden door leads into the porch, which features tiled flooring and a wooden obscured-glass door with decorative stained glass leading into the hallway. Includes an external water tap.

Hallway

A welcoming entrance hallway with carpeted flooring, a radiator, and two pendant lights. Features a carpeted staircase to the first floor and built-in storage cupboards, one housing the electric meters.

Lounge

A spacious and inviting lounge featuring carpeted flooring, a large front-facing UPVC double-glazed bay window, three radiators, and a gas fire. Elegant details include ceiling coving, a dado rail, and pendant lighting.

Dining Room

A well-proportioned dining room with carpeted flooring, a rear-facing UPVC double-glazed window, a radiator, pendant lighting, wall panelling, and coving.

Kitchen/Breakfast Room

A bright and spacious kitchen with Kardean tiled flooring and a range of wall and base units topped with wooden work surfaces. Features two side-facing UPVC double-glazed windows and French double doors leading to the rear garden. Includes a wooden breakfast bar with space for seating, two radiators, and ceiling downlighting. Integrated appliances include a double oven and grill, an induction hob with an extractor hood above, and a stainless steel wash basin with a drainer and mixer tap. Space for a dishwasher.

WC/Utility Room

A practical WC and utility space with Kardean tiled flooring, wall panelling, and a side-facing obscured UPVC double-glazed window. Includes a pedestal wash basin with twin taps, a WC with a button flush, and a chrome heated towel rail. Space for a washer dryer with a laminate work surface above. Ceiling downlighting completes the space.

Landing

Carpeted landing providing access to all first-floor rooms. Features a decorative stained glass skylight, pendant lighting, a radiator, and a loft hatch.

Bedroom One

A spacious and bright principle bedroom featuring carpeted flooring, a radiator, and a large front-facing UPVC double-glazed bay window, allowing plenty of natural light. Pendant lighting and ample space for freestanding bedroom furniture complete the room.

Bedroom Two

A well-proportioned double bedroom with hardwood flooring, a rear-facing UPVC double-glazed window, a radiator, and pendant lighting. Offers generous space for freestanding bedroom furniture.

Bedroom Three

A versatile room with carpeted flooring, a radiator, and a rear-facing UPVC double-glazed window. Ideal as a third bedroom or a perfect home office.

Bathroom

A well-appointed four-piece bathroom suite with a side-facing obscured UPVC double-glazed window, carpeted flooring, and ceiling downlighting. Comprising a pedestal wash basin with twin taps, a freestanding bath with twin taps, a WC with handle flush, and an enclosed shower cubicle with a plumbed overhead shower. A storage cupboard houses the Worcester combi boiler.

External**Rear Garden**

A private and low-maintenance walled garden featuring a flagged patio area, mature shrubs, and trees for added privacy. A wooden awning to the side provides shelter, while a brick-built garage with power and lighting offers additional storage. The space includes a concealed bin store and secure access to the rear alleyway via a high wall with a combination lock gate. An external water tap is also provided.

Front Garden

A well-maintained, south-facing garden with a flagged area lined with mature trees and shrubs, enjoying a sunny aspect. An external light enhances the space.

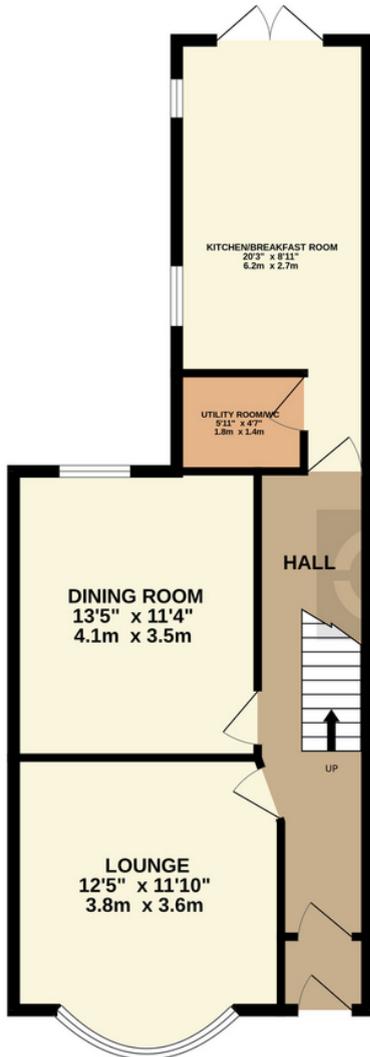
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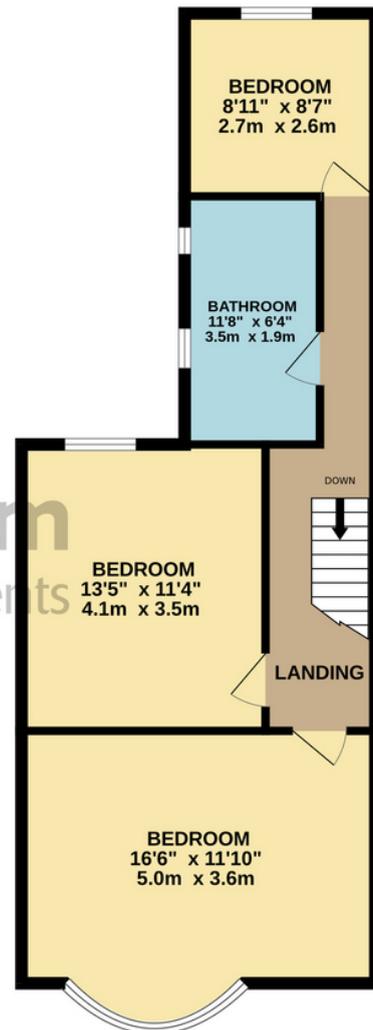


Floor Plans

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.7 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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