



Lytham
Estate Agents

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40 Lowton Road, Lytham St Annes FY8 3JG

£395,000

Stunning Fully Renovated 3-Bedroom Semi-Detached Dormer Bungalow in a Desirable Lytham St Annes Location – Ready to Move In & Chain Free!



Entrance Hall

UPVC double glazed obscure window and composite external door to the front. Carpeted turned staircase leading to the first floor. Herringbone style laminate flooring, radiator and spot lighting. Sliding oak double doors leading to:

Kitchen

UPVC double glazed window to the side. Range of fitted wall and base units featuring textured wood effect laminate work surfaces, L shaped island and inset stainless steel 1 ½ bowl sink with chrome mixer tap. Integrated appliances include: Indesit dishwasher, wine cooler, Hotpoint twin ovens, five ring gas hob with large illuminated extractor above. Herringbone style laminate flooring. UPVC obscure double glazed window to the side. Contemporary vertical radiator, spot lighting and radiator. Doors leading to inner hallway, lounge and utility.

Lounge

UPVC double glazed bay window to the front. UPVC double glazed bespoke stained glass leaded windows to either side. Carpeted flooring, contemporary vertical radiators, coving, ceiling light, spot lighting, feature contemporary fireplace and recesses for large wall mounted TV and sound bar.

Utility

Composite obscure double glazed external door to the side. Fitted work surface with space and plumbing for washing machine and tumble dryer. Wall mounted Glow.worm boiler. Consumer unit, spot lighting, radiator and herringbone style laminate flooring.

Lounge

UPVC double glazed bay window to the front. UPVC double glazed bespoke stained glass leaded windows to either side. Carpeted flooring, contemporary vertical radiators, coving, ceiling light, spot lighting, feature contemporary fireplace and recesses for large wall mounted TV and sound bar.

Inner Hallway

Carpeted flooring and spot lighting. Oak doors leading to the following rooms:

Bedroom Two

UPVC double glazed windows and French doors to the rear. Carpeted flooring, radiator, ceiling light and TV aerial point.

Bedroom Three

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

Bathroom

UPVC obscure double glazed windows to the side. Four piece white suite, comprising: panelled bath with body massaging jets, chrome mixer tap, handheld shower attachment and mirrored television; walk-in shower enclosure with glass screens, recessed shelf, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Tiled walls and flooring, spot lighting, contemporary vertical radiator, extractor fan and wall mounted illuminated mirror.

First Floor Landing

UPVC double glazed window to the rear. Carpeted flooring, radiator and spot lighting. Aforementioned staircase from the ground floor. Door to:

Master Bedroom

UPVC double glazed window to the rear. Radiator, carpeted flooring, spot lighting and eaves access leading to large crawl space, ideal for storage. Door to:

En-Suite

UPVC double glazed obscure window to the side. Three piece white suite, comprising: step-in shower enclosure with glass sliding door, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Vinyl flooring, tiled splash backs, radiator, spot lighting and extractor fan.

External

To the front, there is a large lawned garden with bordering shrubbery, and paths leading to the front and side. A long driveway leads down the side of the property to the garage at the rear. To the rear, the garden has been landscaped to include stone chipped paths and borders, large lawn, decked patio area, and bordering plants, trees and shrubs. External power, lighting and water taps.

Garage

Brick built garage with up and over door to the front. UPVC double glazed windows to the side and rear.

Additional Information

Tenure - Freehold

Council Tax Band - B

Fully alarmed

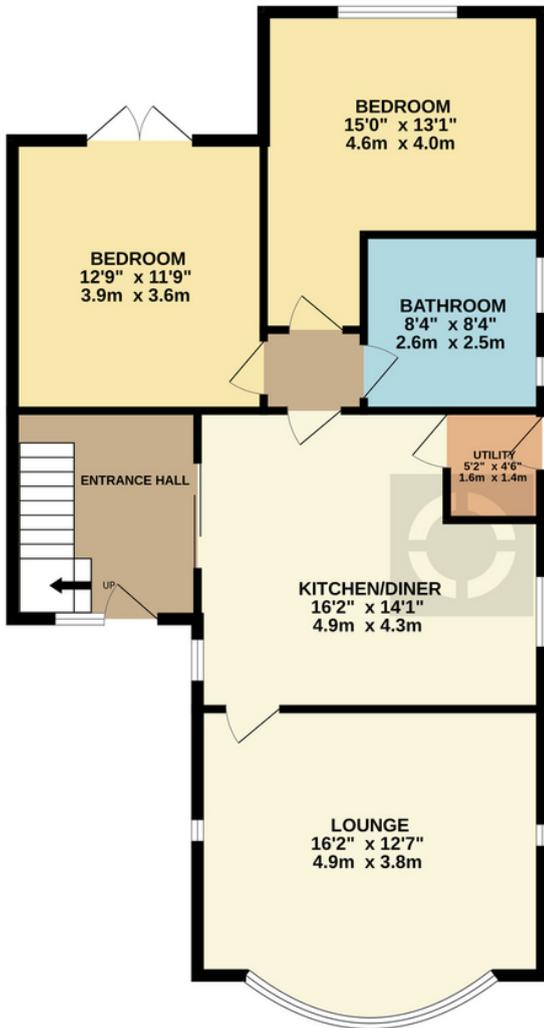
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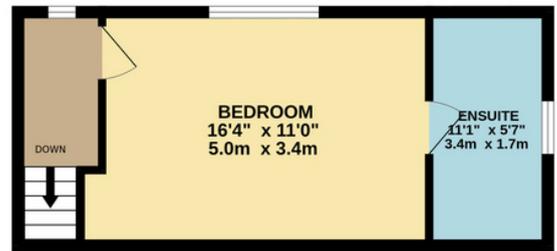


Floor Plans

GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1205 sq.ft. (111.9 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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