



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



8 Almond Close, Lytham St Annes FY8 2FD

**Offers Over
£350,000**

Perfect 4-Bedroom Family Home on the Sought-After Coastal Dunes Estate with Open-Plan Living, Garden Room, Hot Tub, and Parking for Multiple Cars



Entrance Hall

A composite front door opens into a spacious hallway with solid oak herringbone flooring, a tall radiator, wall panelling, and a modern light fitting. A carpeted staircase leads to the first floor, with doors leading to the main living areas.

Lounge

A spacious lounge featuring solid oak herringbone flooring, a modern light fitting, a tall radiator, and wall panelling. Front-facing UPVC double-glazed window.

Second Reception Room

A spacious second reception room with carpeted flooring, a front-facing UPVC double-glazed window, a pendant light, and a radiator. Currently set up as a double bedroom with space for freestanding wardrobes.

Kitchen Living Diner

Recently completed to a high standard in 2021, this full-width extension creates a stunning open-plan kitchen/dining/living area. Solid oak wood flooring flows into the kitchen, which is fitted with a range of wall and base units topped with Quartz worktops. The sink, with a mixer tap, is positioned under a rear-facing UPVC double-glazed window. Integrated appliances include Electrolux double ovens with plate warming drawers, a Bosch gas hob with an extractor fan above, a dishwasher, and a fridge freezer. The central island, with matching Quartz worktops, features cupboard storage below and space for bar stools beneath.

The living/dining area is enhanced by large rear-facing UPVC triple-glazed bifold doors that open directly to the rear garden. Two triple-glazed Velux skylights with electric blinds flood the space with natural light. The room is finished with a tall radiator, ceiling downlighting, and a door to a storage cupboard.

Utility Room

Recently refurbished, the utility room features tiled flooring, ceiling downlighting, and a Velux skylight. Fitted wardrobes house the newly installed combi boiler with guarantee until 2033, washer, and dryer. There is a rear access door leading to the rear garden, as well as a door to the shower room.

Shower Room

The ground floor shower room features tiled flooring and walls, with a side-facing obscured UPVC double-glazed window. It is fitted with a WC with button flush, a pedestal wash basin with twin taps, and a step-in shower cubicle with a plumbed mixer shower, complete with an overhead rain head and shower attachment. A heated towel rail, ceiling downlighting, and an extractor fan finish the space.

Landing

A spacious landing accessed via the main staircase, featuring carpeted flooring, a ceiling light fitting, and a side-facing UPVC double-glazed window. Includes a storage cupboard and a loft hatch which leads to large boarded loft for storage, with doors leading to the following rooms.

Master Bedroom

A double bedroom with carpeted flooring, a rear-facing UPVC double-glazed window, a pendant light, newly fitted wardrobes, and a radiator. Door leading to the en-suite.

Ensuite

Three-piece suite comprising a WC with button flush, a pedestal wash basin with a mixer tap and tiled splashback, and a step-in shower cubicle with a plumbed mixer shower. Laminate flooring, rear-facing obscured UPVC double-glazed window, ceiling light, extractor fan, and radiator.

Bedroom Two

Carpeted flooring, front-facing UPVC double-glazed window, radiator, and pendant light. Space for freestanding bedroom furniture.

Bedroom Three

Carpeted flooring, front-facing UPVC double-glazed window, radiator, and pendant light. Space for freestanding bedroom furniture.

Bedroom Four

Carpeted flooring, front-facing UPVC double-glazed window, radiator, and pendant light.

Family Bathroom

Three-piece suite comprising a WC with button flush, a pedestal wash basin with a mixer tap, and a bath with a mixer tap and plumbed mixer shower over. Rear-facing obscured UPVC double-glazed window, extractor fan, ceiling light, and radiator. Fully tiled walls and flooring.

External

The property benefits from a spacious paved driveway to the side, providing off-road parking for 4 to 6 vehicles. To the front, there is a neatly lawned garden.

The rear garden is designed for low-maintenance outdoor living, featuring artificial turf, porcelain paving, and a six-person hot tub with a pagoda (available through separate negotiation). A large wooden shed is positioned along the side of the property, offering additional storage.

A detached garage includes an up-and-over door and power supply. The rear section of the garage has been converted into a garden room with power and internet access, making it an ideal space for a home office or games room.

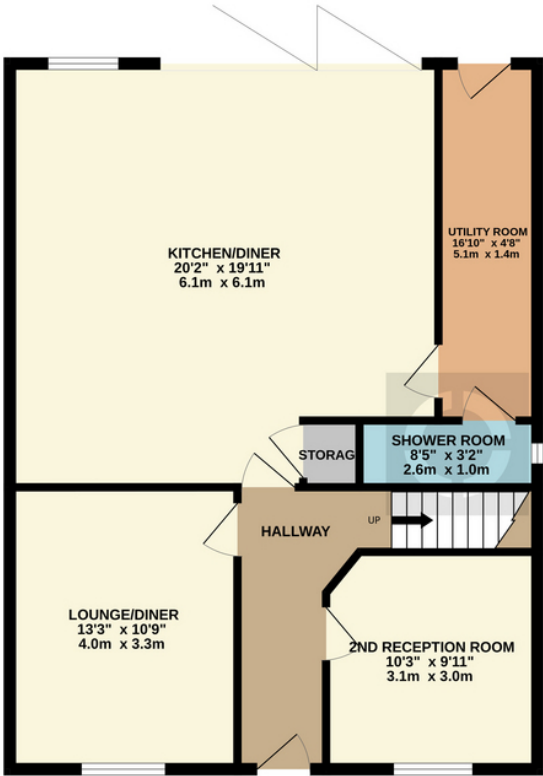
Disclaimer

You may download or store this material for your own personal use and research. You may NOT republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner’s express prior written consent. The website owner’s copyright must remain on all reproductions of material taken from this website. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

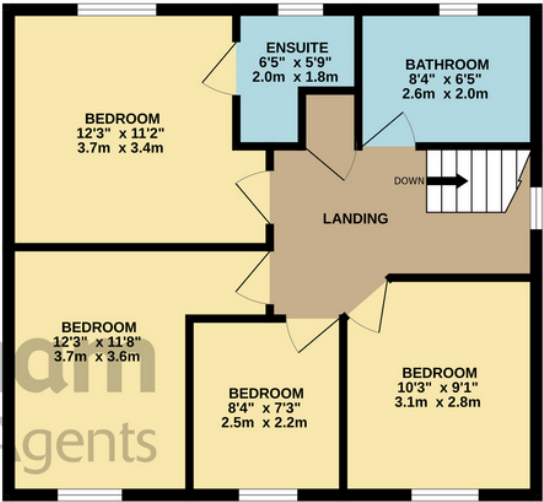


Floor Plans

GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.3 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.
Made with Metropix ©2025