



**6 Ripon Road, Lytham St. Annes**

Lytham St. Annes

Offers Over **£210,000**



# 6 Ripon Road

Lytham St. Annes, Lytham St. Annes

We are pleased to present this beautifully maintained 3 Bedroom Semi-Detached House, ideally situated in the sought-after area of Lytham St. Annes. Perfectly positioned for easy access to transport links and local amenities, this property offers a convenient and comfortable lifestyle for its new owners.

Upon entering, you are greeted by a welcoming entrance that leads into the bright and airy Lounge, providing an inviting space to relax and unwind. The adjacent Kitchen-Diner is a stylish and functional area, perfect for entertaining guests or enjoying family meals. A convenient Porch offers direct access to the rear Garden, while a separate Laundry Room provides practicality to the daily household routine.

Heading upstairs, you will find three generously proportioned Bedrooms, each offering a peaceful retreat at the end of the day. The Family Bathroom is well-appointed and provides modern fixtures for added convenience.

The property boasts a spacious living area, providing ample room for furniture and décor to suit your personal taste and lifestyle. Additionally, a large Front garden adds to the property's kerb appeal, while a private rear garden offers a tranquil outdoor space for relaxing or outdoor activities.

Parking is made easy with off-road parking available, ensuring that you never have to worry about finding a space for your vehicle. Whether you are a growing family, a couple looking for room to expand, or a discerning buyer seeking a well-appointed property, this home offers a blend of comfort, convenience, and style.

Don't miss the opportunity to make this charming Semi-Detached House your own. Contact us today to arrange a viewing and discover all that this property has to offer.

Council Tax band: B

Tenure: Leasehold

- Well presented 3 Bedroom Semi-Detached House in Lytham St. Annes, Close to transport links and local amenities.







**Lounge**  
12' 3" x 14' 4" (3.73m x 4.38m)

**Kitchen**  
7' 9" x 17' 8" (2.37m x 5.39m)

**Porch**  
3' 2" x 3' 8" (0.97m x 1.13m)

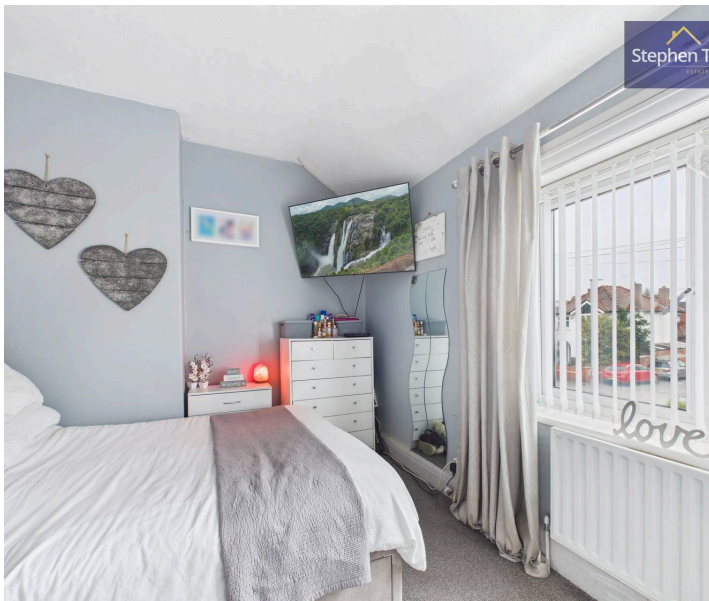
**Laundry Room**  
3' 7" x 5' 1" (1.08m x 1.55m)

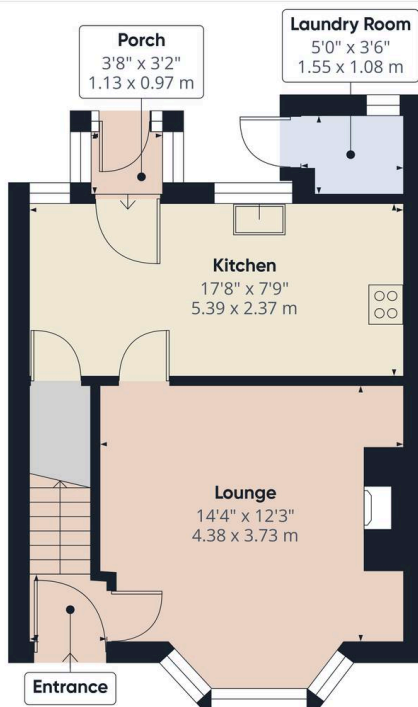
**Bedroom 1**  
8' 11" x 11' 9" (2.72m x 3.57m)

**Bedroom 2**  
11' 1" x 8' 8" (3.39m x 2.63m)

**Bedroom 3**  
7' 10" x 8' 10" (2.39m x 2.69m)

**Bathroom**  
8' 10" x 5' 10" (2.70m x 1.77m)





Floor 1

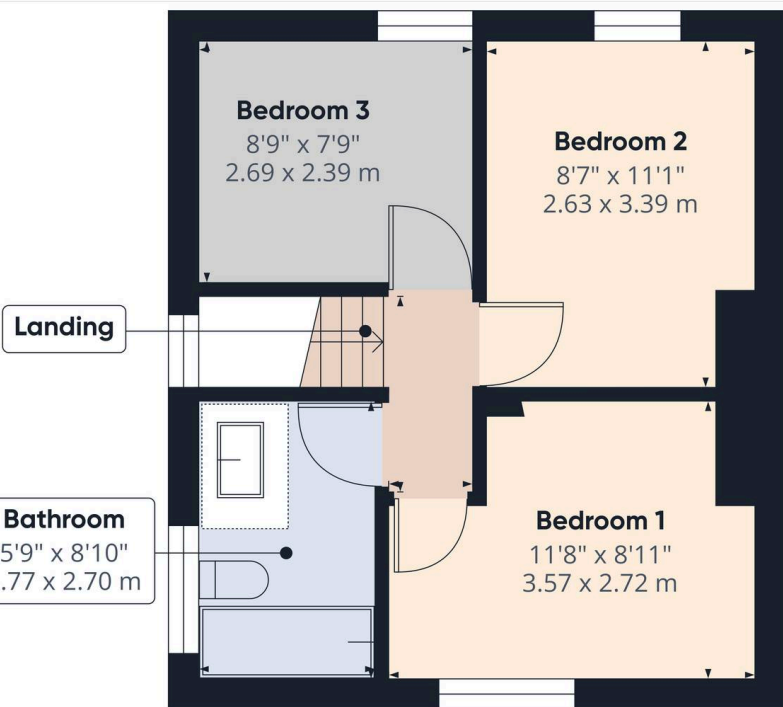


Approximate total area<sup>(1)</sup>  
388 ft<sup>2</sup>  
36 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 3



Approximate total area<sup>(1)</sup>  
307 ft<sup>2</sup>  
28.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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