



45 Lowton Road, Lytham St. Annes

Lytham St. Annes

Offers Over £475,000

# 45 Lowton Road

Lytham St. Annes, Lytham St. Annes

This delightful three-bedroom detached bungalow is ideally situated in the heart of St Annes on Sea, offering convenient access to local amenities, transport links and well-regarded schools. The property welcomes you through an entrance vestibule leading into a spacious hallway, which provides access to the first bedroom, a generously sized lounge, a modern family bathroom (renovated in 2023), and a useful storage room. The second bedroom benefits from its own en-suite, while the well-appointed kitchen/diner is equipped with integrated appliances, including a dishwasher, fridge/freezer and electric oven and hob (perfect for family meals and entertaining). A second hallway leads to further accommodation, including internal access to the garage, a practical utility room, a separate WC and a formal dining room. At the rear of the property, you will find a versatile and bright sun room, which could serve as a third bedroom or a bright home office. Offered with no onward chain and freehold tenure, this charming bungalow presents an exciting opportunity for those seeking a project, as it would benefit from some modernisation to create a truly bespoke home.

The property boasts impressive outside space, beginning with a spacious front garden that creates an attractive welcome and offers a driveway with capacity for two to three vehicles (the attached garage also provides additional secure parking or storage). The large, private rear garden is north-west facing, making it ideal for enjoying afternoon and evening sunshine. Well-established shrubs and mature borders offer a sense of seclusion and tranquillity, while the generous lawn provides ample space for children to play or for keen gardeners to create their own outdoor haven. There is plenty of potential for landscaping or the addition of outdoor seating and entertaining areas. The rear garden can be accessed directly from the sun room, making it perfect for indoor-outdoor living during the warmer months. With its substantial plot and scope for enhancement, the outside space of this property is a true highlight, offering both privacy and versatility for a range of lifestyles.

Council Tax band: F

Tenure: Freehold

- 3 Bedroom Detached Bungalow in the Heart of St Annes on Sea close to Local Amenities, Transport Links and Schools





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ESTATE AGENTS

**Entrance Vestibule**

5' 10" x 5' 0" (1.77m x 1.52m)

**Hallway**

23' 9" x 4' 9" (7.25m x 1.44m)

**Bedroom 1**

17' 3" x 12' 7" (5.25m x 3.83m)

**Lounge**

20' 4" x 13' 10" (6.20m x 4.22m)

**Bathroom**

9' 1" x 7' 9" (2.76m x 2.37m)

**Storage**

2' 4" x 5' 8" (0.72m x 1.72m)

**Bedroom 2**

15' 9" x 11' 7" (4.81m x 3.54m)

**En-suite**

6' 4" x 5' 7" (1.94m x 1.70m)

**Kitchen/Diner**

15' 9" x 13' 10" (4.81m x 4.21m)

**Hallway**

6' 9" x 3' 9" (2.07m x 1.14m)

**Utility**

6' 11" x 10' 2" (2.10m x 3.11m)

**WC**

2' 7" x 4' 1" (0.80m x 1.24m)

**Dining Room**

13' 6" x 14' 6" (4.11m x 4.41m)

**Sun Room/Bedroom 3**

19' 7" x 9' 7" (5.96m x 2.91m)





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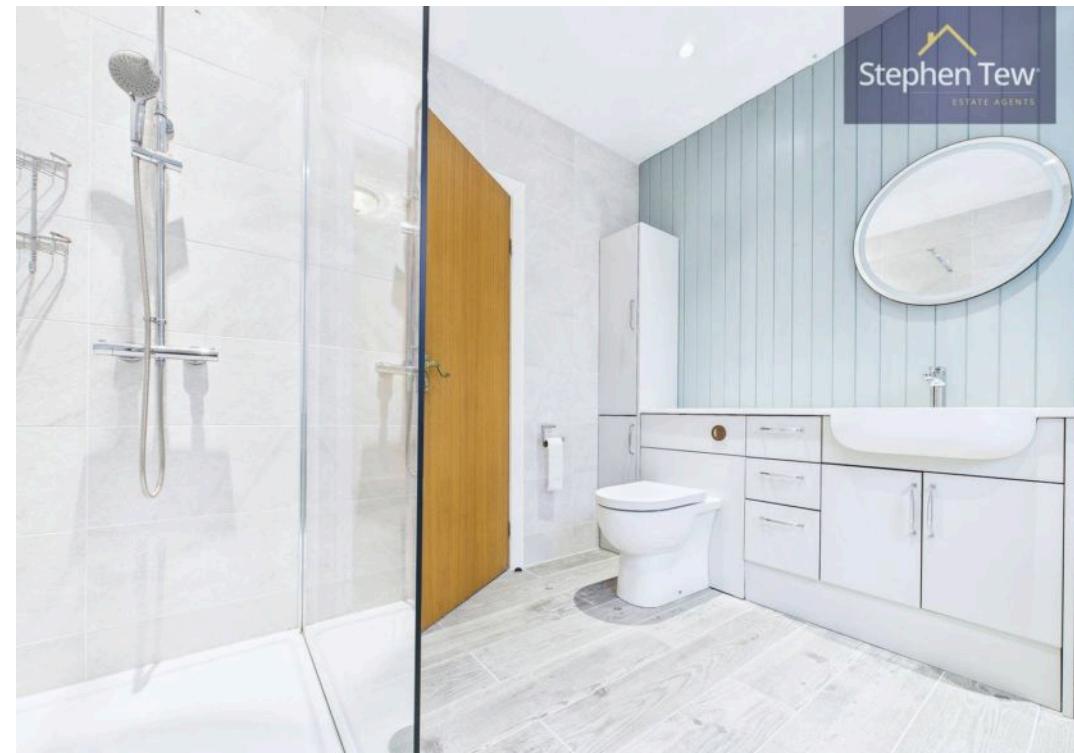
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**GARDEN**

**FRONT GARDEN**

**DRIVEWAY**

2 Parking Spaces

**DOUBLE GARAGE**

1 Parking Space







## Stephen Tew Estate Agents

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