



52 Cudworth Road, Lytham St. Annes

Lytham St. Annes

Offers Over **£175,000**

52 Cudworth Road

Lytham St. Annes, Lytham St. Annes

Presenting this well-maintained two-bedroom semi-detached house, ideally situated in the heart of St Annes, within easy reach of local amenities, transport links, reputable schools, and parks. Upon entering the property, you are welcomed by an entrance vestibule that leads directly into a bright and inviting lounge, offering a comfortable space for relaxation or entertaining guests. The adjacent kitchen is thoughtfully designed to provide ample storage and workspace, making it perfect for both every-day living and hosting family meals. Upstairs, a well-lit landing gives access to the spacious master bedroom, a generously sized additional bedroom, and a modern family bathroom fitted with contemporary fixtures. The property benefits from a practical layout that maximises space and natural light throughout, creating an airy and welcoming atmosphere. Additional features include a large garage, providing valuable storage or workshop potential, and a driveway that offers convenient off-street parking for multiple vehicles. This freehold property combines comfort, functionality, and a highly desirable location, making it an excellent choice for first-time buyers, young families, or those looking to downsize without compromising on quality or convenience. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Council Tax band: B

Tenure: Freehold

- 2 Bedroom Semi-Detached House in the Heart of St Annes close to local amenities, transport links, local schools and parks
- Entrance Vestibule leading to the Lounge and Kitchen
- Landing leading to the Master Bedroom, Additional Bedroom and Family Bathroom
- Spacious South East Facing Rear Garden with a Large Garage
- Driveway for Off Street Parking
- Freehold Property





Entrance Vestibule
3' 1" x 3' 7" (0.93m x 1.10m)

Lounge
13' 4" x 12' 0" (4.07m x 3.67m)

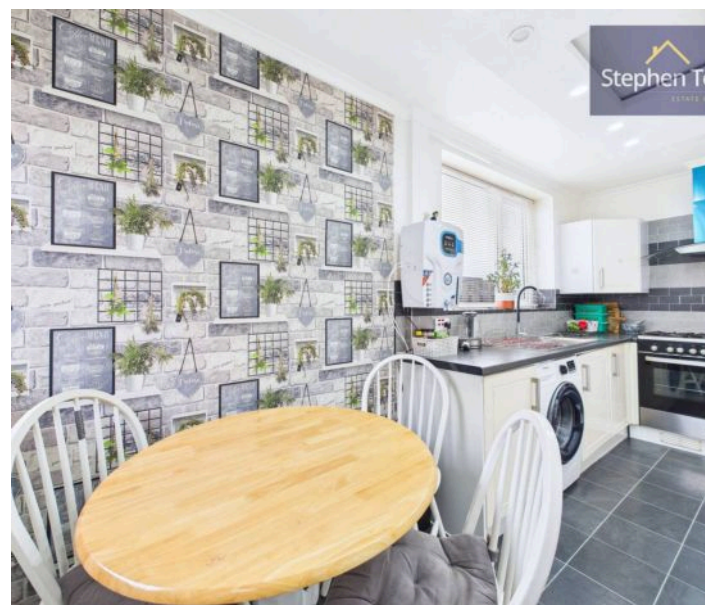
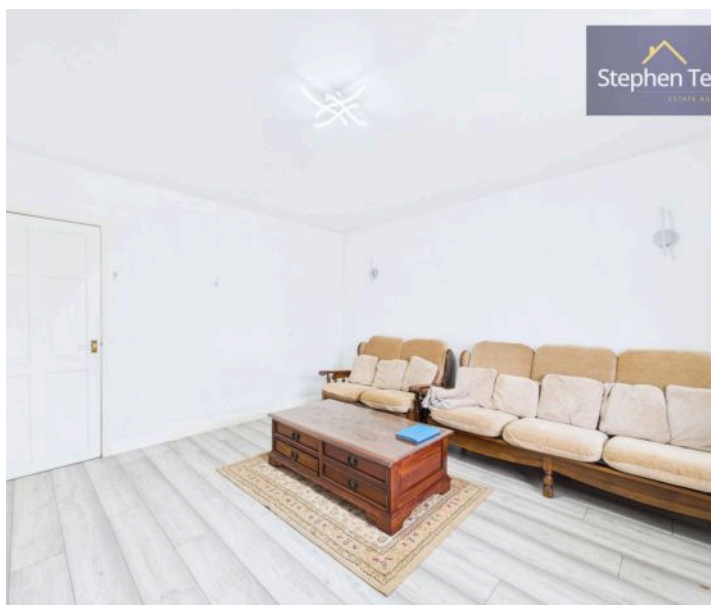
Kitchen
7' 3" x 15' 5" (2.21m x 4.69m)

Landing
5' 7" x 5' 10" (1.69m x 1.77m)

Bedroom 1
9' 9" x 12' 3" (2.98m x 3.74m)

Bedroom 2
11' 1" x 9' 11" (3.37m x 3.01m)

Bathroom
5' 0" x 5' 1" (1.53m x 1.56m)





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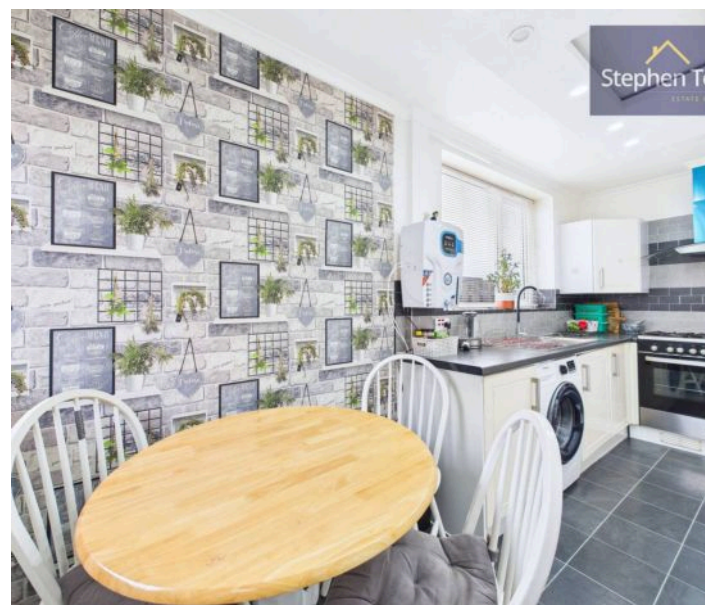
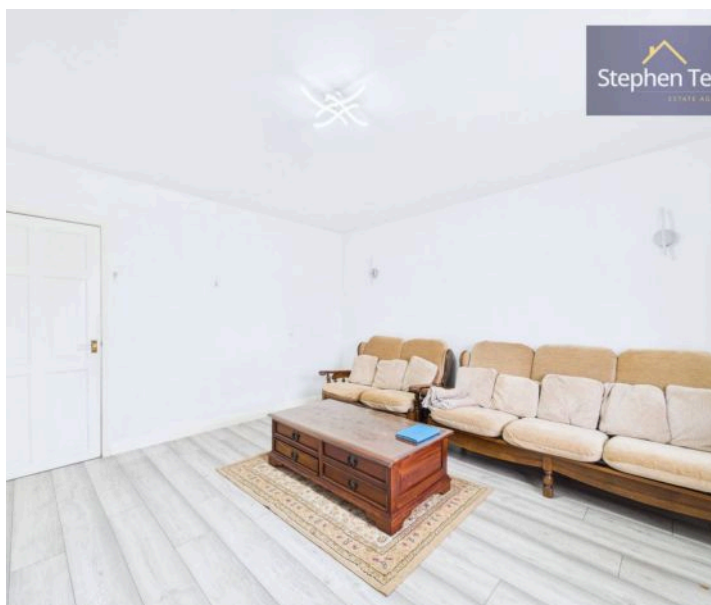
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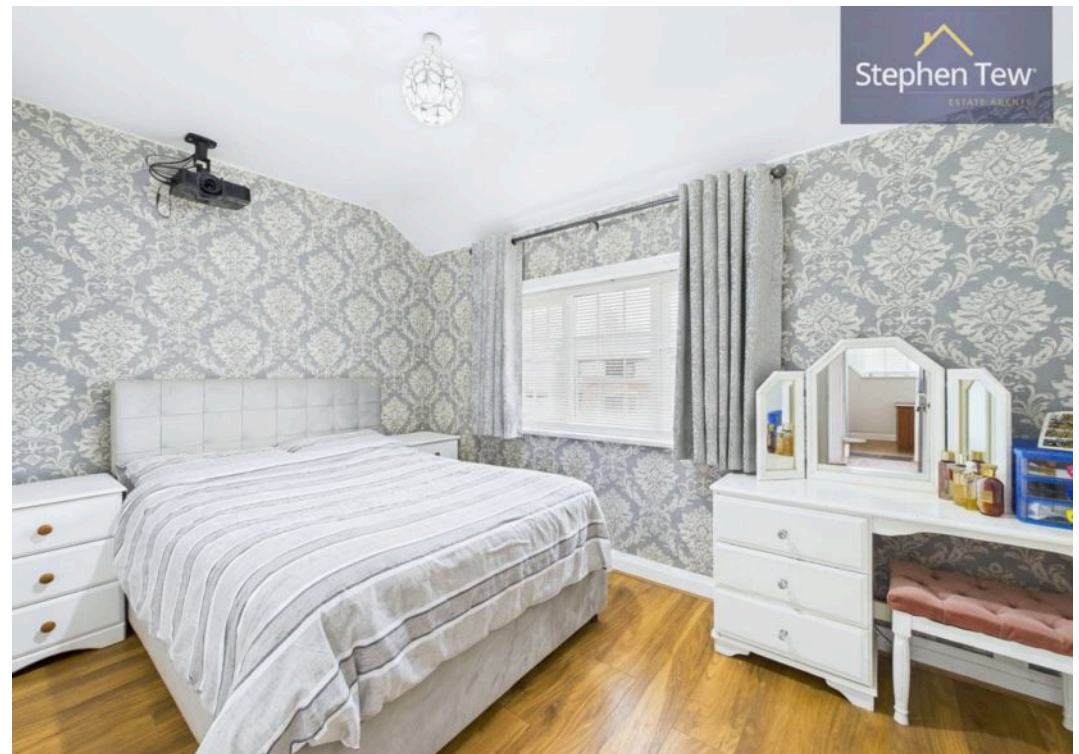
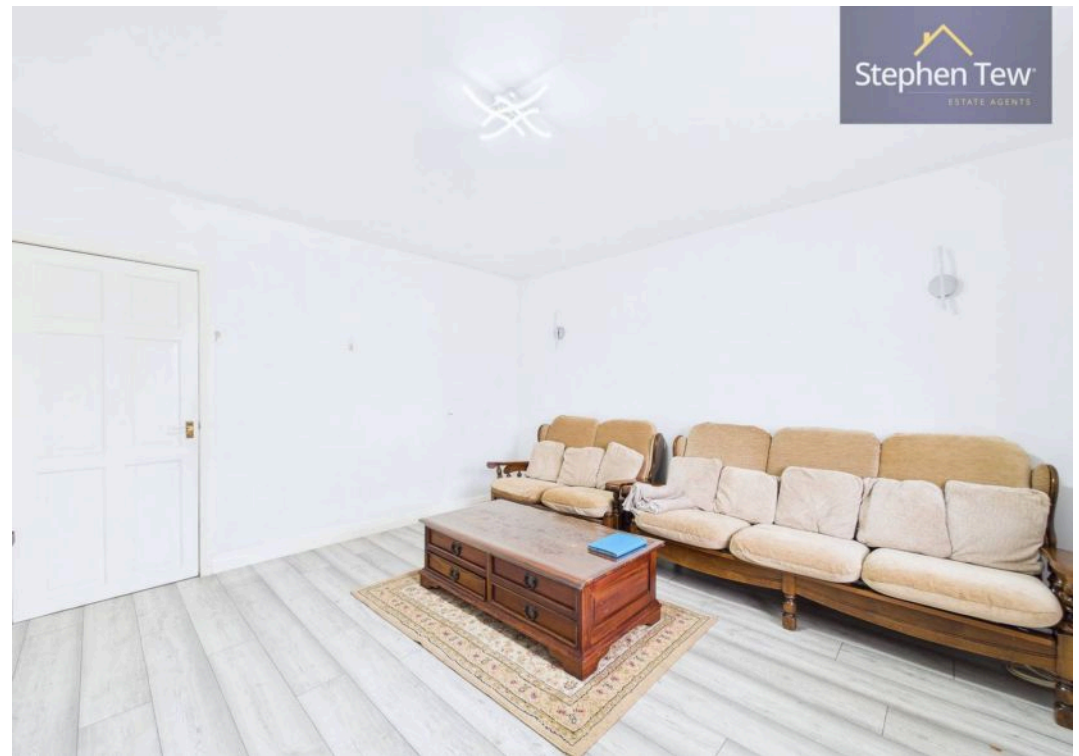
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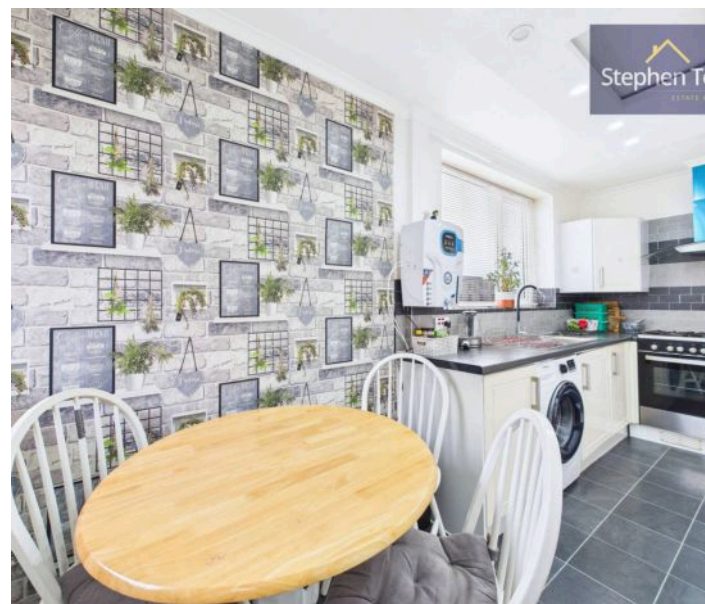
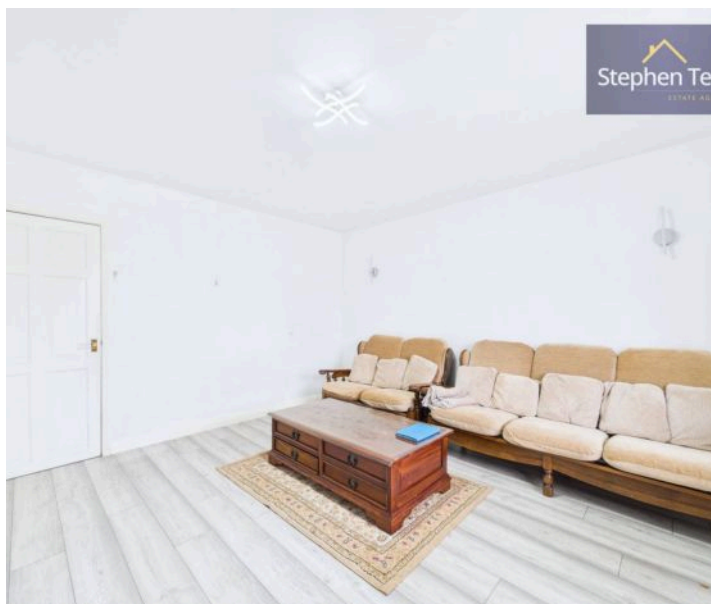




GARDEN

DRIVEWAY

1 Parking Space







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