



**16 Rydal Road, Lytham St. Annes**

Lytham St. Annes

Offers Over £199,950

# 16 Rydal Road

Lytham St. Annes, Lytham St. Annes

A beautifully presented and extended three bedroom semi detached family home, situated in a highly sought after location in Lytham St Annes.

Occupying a fantastic sized plot, this superb property benefits from generous gardens to the front, side and rear, offering excellent outdoor space ideal for family living and entertaining.

The accommodation has been extended to the rear, creating a bright and spacious dining/kitchen area with French doors. Separate lounge to the front of the property. The dining area of the kitchen directly opens onto the rear garden. Inside, the home is beautifully presented throughout and ready to move into.

Upstairs, there are three good-sized bedrooms, including a main bedroom with en-suite shower room, complemented by a separate family bathroom.

Externally, the property offers a driveway providing off road parking for several vehicles, along with well-maintained gardens surrounding the home.

This outstanding property represents an ideal family home in a popular and convenient location, close to local amenities, schools and transport links.

Council Tax band: B

Tenure: Freehold

- Hallway, Lounge, Dining Kitchen, Beautifully presented Three bedrooms, Gardens front, side and rear, Fantastic size Driveway, Two Bathrooms





## Porch

## Hallway

### Lounge

14' 4" x 14' 1" (4.38m x 4.28m)

### Kitchen/Dining Room

17' 4" x 15' 3" (5.28m x 4.66m)

## Landing

### Bedroom 1

14' 0" x 9' 1" (4.27m x 2.77m)

### En-suite

### Bedroom 2

9' 10" x 8' 8" (3.00m x 2.64m)

### Bedroom 3

8' 5" x 7' 4" (2.56m x 2.24m)

## Bathroom





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**GARDEN**

**FRONT GARDEN**

**DRIVEWAY**

2 Parking Spaces





**Total floor area: 85.7 sq.m. (923 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by Culfphotography Ltd.



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