

Lytham Road, Blackpool

£650,000



# Lytham Road

## Blackpool

Set within a prime location, this remarkable 8-bedroom detached house offers sophisticated living at its finest. The property comprises a superb 7-bedroom detached home complemented by a separate self-contained 1-bedroom dwelling with its own private Lounge/Diner, Kitchen, Bathroom and Double Bedroom. The main residence features a spacious layout including a welcoming entrance vestibule, modern kitchen fitted in 2021 with top-of-the-line integrated appliances, multiple reception rooms, including a bright and airy conservatory, and WC to the ground floor. Spread across the first and second floors you will find 7 well-appointed bedrooms and 3 bathrooms, providing plenty of space and practicality for a growing family.

Step outside to a picture-perfect outdoor oasis featuring a paved driveway with ample space for multiple vehicles. The real highlight is the exceptional garden at the rear, offering a tranquil setting with a well-manicured lawn and a charming flagged patio area ideal for al fresco dining and entertaining. This beautiful property seamlessly combines luxury living with an impressive outdoor space, promising a lifestyle of comfort and elegance. The property also boasts a double garage with central heating, double glazing and WC and there is off-road parking for several cars.

Council Tax band: F

- Superb 7 Bedroom Detached Home with Separate Self Contained 1 Bedroom Dwelling
- Entrance Vestibule, Entrance Hallway, Hallway, Lounge, Living Room, Kitchen, Dining Room, Conservatory, GF WC
- Modern Kitchen fitted in 2021
- Landing, 4 Double Bedrooms, Bathroom, Shower Room to the 1st Floor
- Landing, 3 Bedrooms, Bathroom, WC to the 2nd Floor
- Separate dwelling above Garage
- Double Garage and Off Road Parking for multiple cars



**Entrance Porch**

3' 8" x 5' 3" (1.13m x 1.61m)

**Entrance Hallway**

8' 4" x 11' 5" (2.54m x 3.49m)

**Hallway**

6' 10" x 13' 11" (2.09m x 4.25m)

**Lounge**

18' 1" x 13' 6" (5.51m x 4.11m)

**Living Room**

20' 3" x 13' 9" (6.17m x 4.19m)

**Kitchen**

19' 3" x 12' 0" (5.86m x 3.65m)

**Dining Room**

10' 8" x 7' 0" (3.24m x 2.14m)

**Conservatory**

10' 7" x 8' 11" (3.23m x 2.72m)

**GF WC**

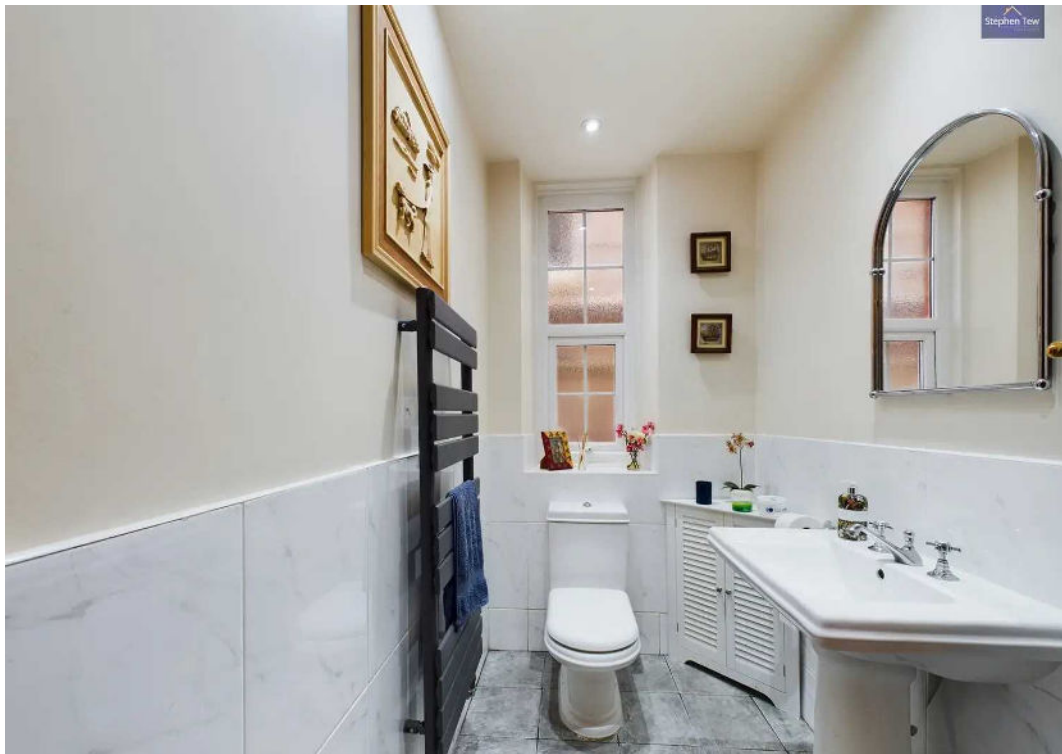
4' 6" x 7' 10" (1.38m x 2.39m)















### Landing

6' 11" x 10' 8" (2.10m x 3.25m)

### Bedroom 1

17' 0" x 14' 0" (5.17m x 4.27m)

### Bedroom 2

15' 0" x 13' 6" (4.58m x 4.12m)

### Bedroom 3

10' 0" x 11' 11" (3.04m x 3.63m)

### Bedroom 4

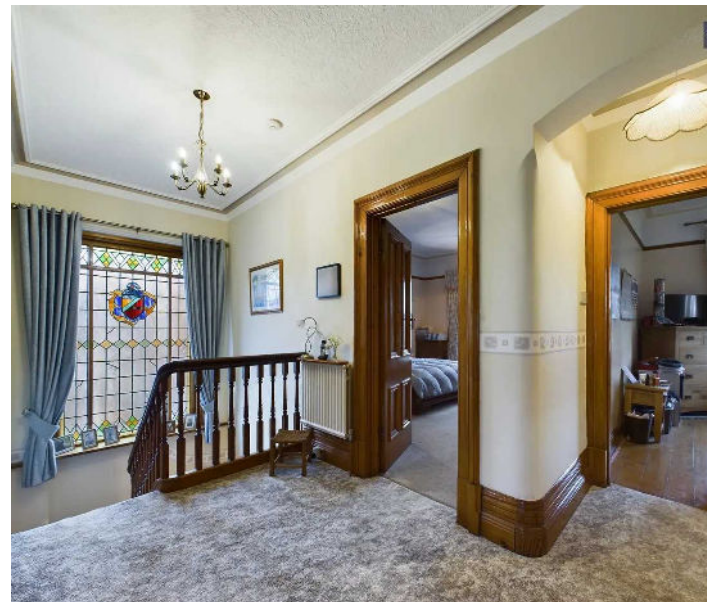
10' 1" x 11' 7" (3.07m x 3.52m)

### Bathroom

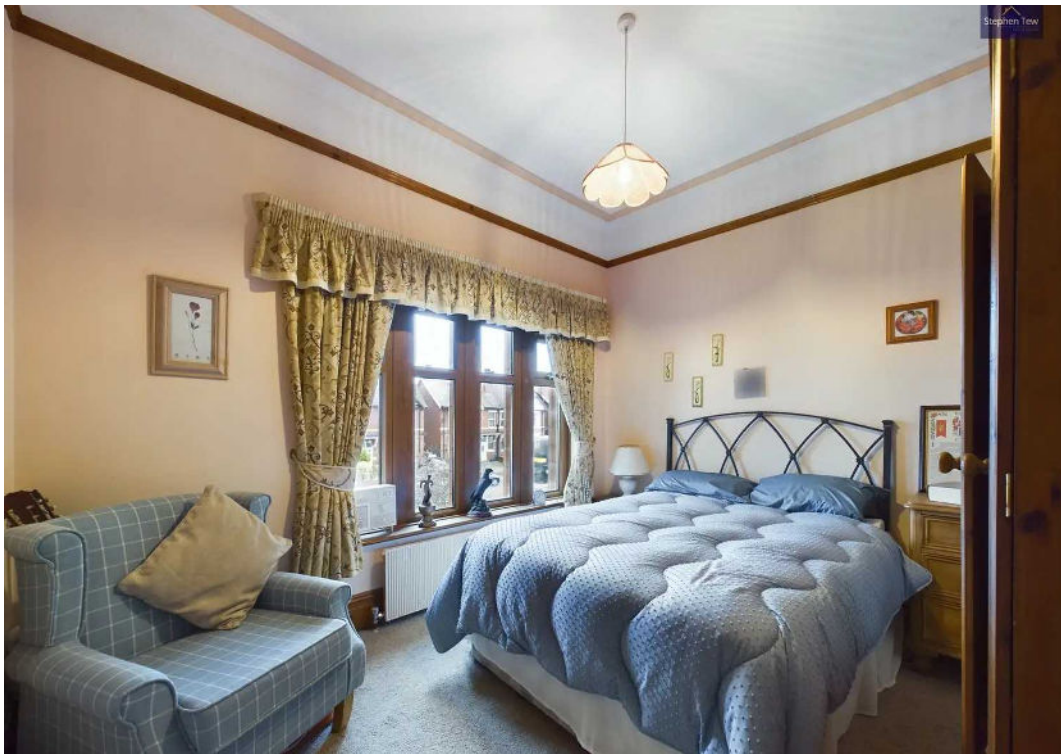
7' 11" x 8' 0" (2.41m x 2.44m)

### Shower Room

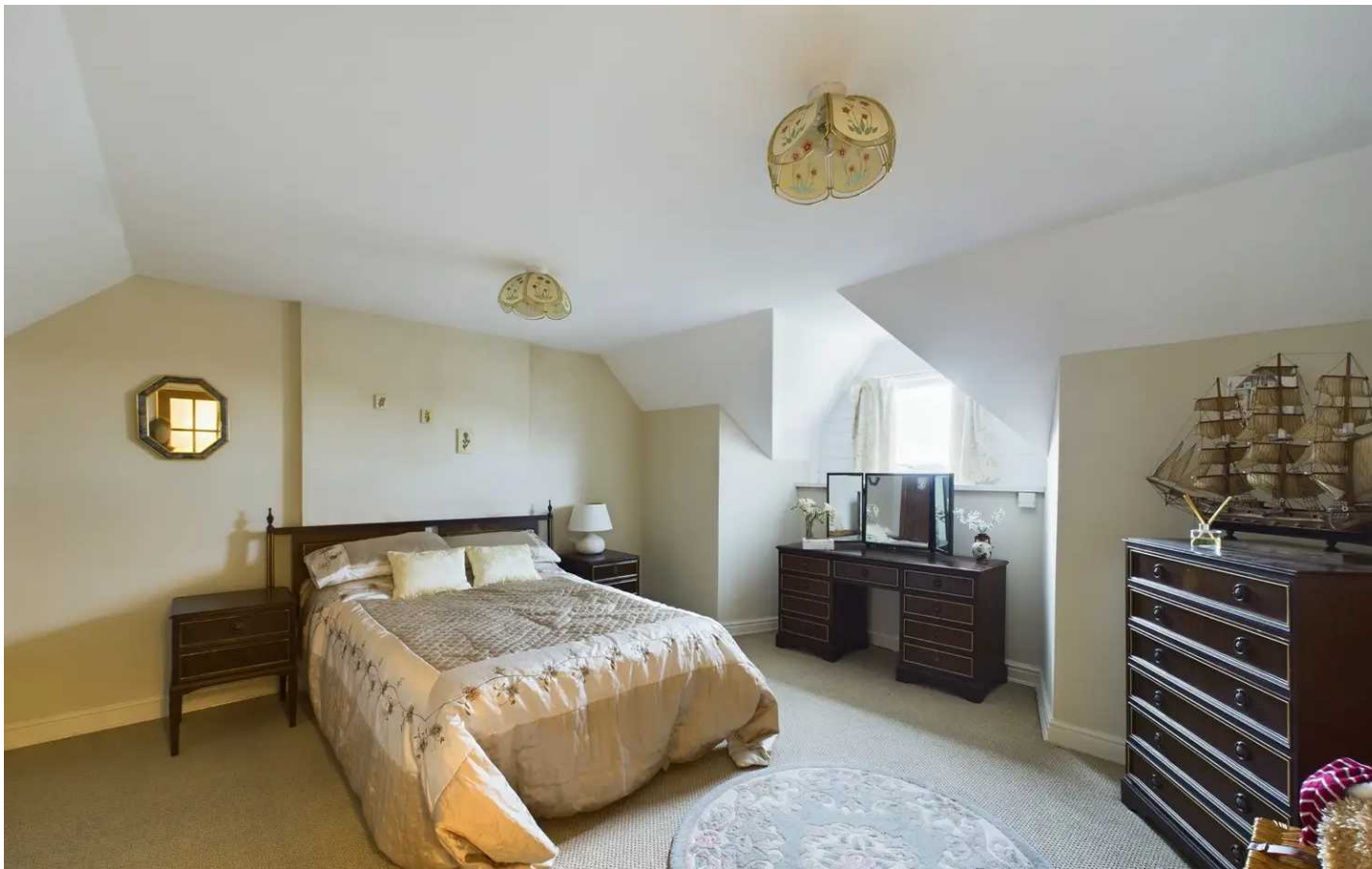
5' 7" x 6' 1" (1.71m x 1.85m)











## Landing

### Bedroom 5

11' 9" x 14' 1" (3.59m x 4.28m)

### Bedroom 6

9' 9" x 12' 1" (2.96m x 3.68m)

### Bedroom 7

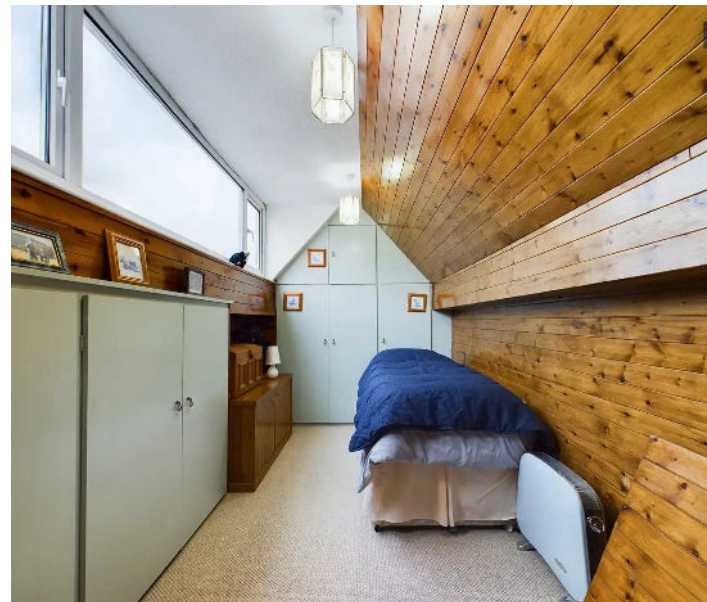
12' 10" x 7' 11" (3.90m x 2.41m)

### Bathroom

5' 6" x 5' 3" (1.67m x 1.60m)

### WC

3' 0" x 5' 3" (0.91m x 1.59m)







**Separate Dwelling:**  
Separate Dwelling above Garage

**Lounge/Dining Room**  
25' 6" x 10' 8" (7.77m x 3.24m)

**Kitchen**  
9' 6" x 6' 7" (2.89m x 2.00m)

**Bedroom**  
9' 10" x 10' 10" (2.99m x 3.29m)

**Bathroom**  
5' 4" x 6' 6" (1.63m x 1.98m)











#### **FRONT GARDEN**

Paved driveway to the front for multiple cars.

#### **GARDEN**

Exceptional garden to the rear with laid to lawn and flagged patio area.

#### **DOUBLE GARAGE**

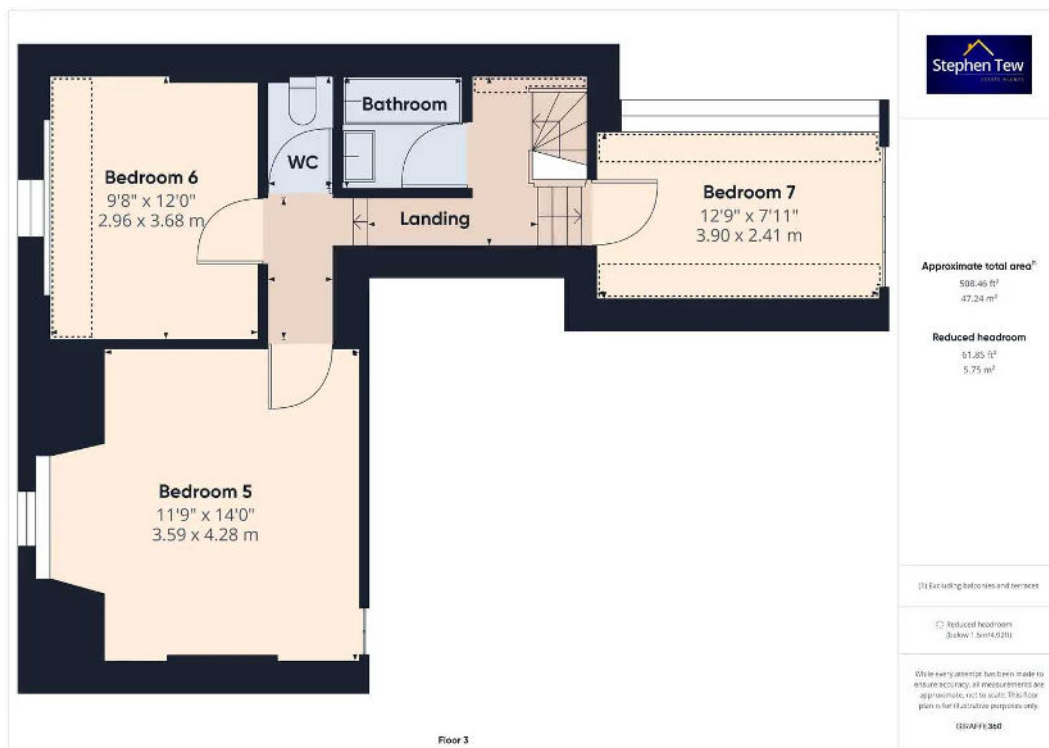
#### **DRIVEWAY**















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