



Waddington Road, Lytham St. Annes, FY8 3QD
Starting Bid £220,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

- Three Bedroom Semi-Detached Bungalow
- Sought After St. Annes Position
- Recently Renovated to an Excellent Standard
- NO CHAIN
- Versatile Living Accommodation
- Ground Floor Bedroom & Bathroom
- Easy Maintenance Gardens
- Ample Off-Street Parking

Waddington Road, Lytham St. Annes

A recently refurbished three-bedroom semi-detached bungalow which is finished to a high standard throughout and is offered to the market with NO ONWARD CHAIN, as the current owners are relocating overseas. Situated on the desirable Waddington Road in St Annes, this attractive Fylde Coast property presents an excellent opportunity for buyers seeking a refined, move-in-ready home.

The accommodation has been thoughtfully designed to create a light and elegant living environment, featuring a spacious open-plan lounge and dining area, a modern fitted kitchen, and a contemporary ground floor bathroom. A versatile ground floor bedroom provides flexible living options, including use as a second reception room, while two further well-proportioned bedrooms are located on the first floor. In addition, an en-suite bathroom could easily be added to the first floor.

Externally, the property benefits from a generous, private and EASY MAINTENANCE rear garden, ideal for entertaining and outdoor enjoyment, along with a driveway offering convenient off-road parking for several cars/boat/motorhome.

Ideally positioned for local amenities, highly regarded schools, and excellent transport links, the home is also within easy reach of St Annes town centre, the seafront, and promenade. The renowned Royal Lytham & St Annes Golf Club lies within approximately one mile, further enhancing the appeal of this sought-after coastal location.

Additionally, we understand that over the past two to three years the property has benefited from full UPVC double glazing, a newly installed Worcester Bosch boiler and central heating system, a complete electrical rewire, and new carpets throughout.

Viewings are available either in person or via our 360 virtual tour.

HALLWAY

11' 0" x 3' 11" (3.35m x 1.19m)

LOUNGE/DINING ROOM

11' 9" x 15' 6" (3.58m x 4.72m)

KITCHEN

11' 0" x 10' 5" (3.35m x 3.18m)

GROUND FLOOR BEDROOM/SECOND RECEPTION ROOM

11' 10" x 13' 6" (3.61m x 4.11m)

BATHROOM

5' 8" x 6' 11" (1.73m x 2.11m)

FIRST FLOOR

LANDING

3' 6" x 2' 10" (1.07m x 0.86m)



Waddington Road, Lytham St. Annes

BEDROOM TWO

13' 9" x 9' 5" (4.19m x 2.87m)

BEDROOM THREE

13' 9" x 8' 0" (4.19m x 2.44m)

DRIVEWAY TO THE FRONT

Ample off-street parking for several cars/a boat/motorhome.

GARDENS

Lawn to the front.

Good sized garden to the rear which is easy maintenance and private.

COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Cabinet (FTTC)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

TENURE

The property is **Leasehold**

COUNCIL TAX

Band "**B**"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48



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PLEASE NOTE

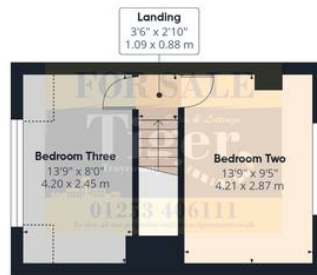
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16/06/2026



Approximate total area⁽¹⁾
968 ft²
90 m²

Reduced headroom
13 ft²
1.2 m²



(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE 360

