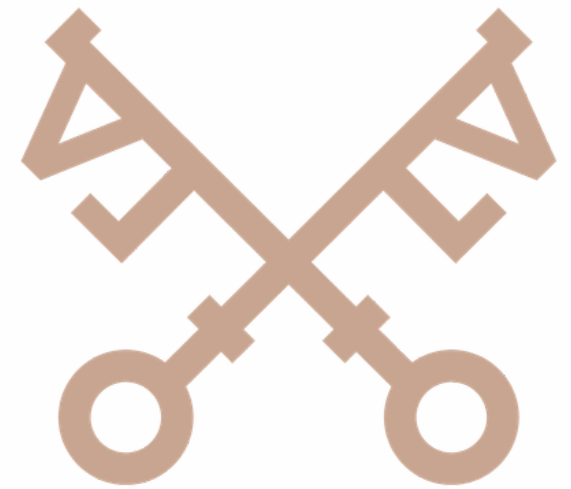




45 Heeley Road  
Lytham St Annes

 **lunevalley**  
ESTATES.

## 45 HEELEY ROAD, LYTHAM ST ANNES



Occupying a fantastic, generously sized plot in a highly regarded residential location, this beautifully maintained three bedroom semi detached home offers well balanced accommodation, excellent outdoor space, and exciting future potential, making it an ideal purchase for families, first time buyers, or those looking to downsize.

Upon entering, you are welcomed by a bright and inviting entrance hallway which sets the tone for the rest of the property. The spacious lounge provides a comfortable and versatile living area, perfect for both everyday living and entertaining guests. The property boasts a good-sized breakfast kitchen, thoughtfully laid out to provide ample storage and worktop space, along with room for informal dining, creating a practical and sociable hub of the home. A convenient ground floor WC completes the ground floor accommodation. To the first floor, the property continues to impress with three well-proportioned bedrooms, all offering excellent space and flexibility for family living, home working, or guest accommodation. These are served by a newly fitted, contemporary three piece shower room, finished to a modern standard with clean, stylish fittings. Further benefits include a boarded loft with pull down ladder access, providing valuable additional storage space, enhancing the practicality of the home.



Take a closer look...



Property Type:

*Semi -*

*Detached*

Square Footage:

*1028 sqft*

Council Tax Band:

*C*

EPC Rating:

*C*

Tenure

*Freehold*



# Why Lytham St Annes?

HEELEY ROAD IS A WELL-REGARDED RESIDENTIAL LOCATION WITHIN THE POPULAR COASTAL TOWN OF LYTHAM ST ANNES, OFFERING AN EXCELLENT BALANCE OF CONVENIENCE, COMMUNITY, AND LIFESTYLE APPEAL. THE PROPERTY IS IDEALLY POSITIONED FOR EASY ACCESS TO A WIDE RANGE OF LOCAL AMENITIES, MAKING IT A HIGHLY DESIRABLE SETTING FOR FAMILIES, PROFESSIONALS, AND DOWNSIZERS ALIKE. NEARBY, YOU WILL FIND A GOOD SELECTION OF LOCAL SHOPS, SUPERMARKETS, CAFÉS, AND EVERYDAY CONVENIENCES, ALL WITHIN A SHORT DISTANCE. THE AREA IS ALSO WELL SERVED BY HIGHLY REGARDED PRIMARY AND SECONDARY SCHOOLS, MAKING IT PARTICULARLY ATTRACTIVE FOR FAMILY BUYERS.

FOR THOSE WHO ENJOY THE OUTDOORS, THE PROPERTY IS JUST A SHORT DRIVE FROM THE BEAUTIFUL ST ANNES SEAFRONT AND BEACH, AS WELL AS THE GREEN OPEN SPACES AND COASTAL WALKS THAT THE FYLDE COAST IS KNOWN FOR. THE NEARBY TOWN CENTRES OF ST ANNES AND LYTHAM OFFER A VIBRANT MIX OF INDEPENDENT SHOPS, RESTAURANTS, WINE BARS, AND LEISURE FACILITIES, CONTRIBUTING TO A STRONG COMMUNITY FEEL AND RELAXED COASTAL LIFESTYLE. TRANSPORT LINKS ARE EXCELLENT, WITH EASY ACCESS TO THE M55 MOTORWAY, PROVIDING STRAIGHTFORWARD CONNECTIONS TO PRESTON, BLACKPOOL, AND BEYOND. REGULAR PUBLIC TRANSPORT SERVICES ALSO OPERATE LOCALLY, MAKING COMMUTING AND TRAVEL CONVENIENT. OVERALL, HEELEY ROAD OFFERS A QUIET YET WELL CONNECTED RESIDENTIAL SETTING, COMBINING EVERYDAY PRACTICALITY WITH CLOSE PROXIMITY TO SOME OF THE AREA'S MOST DESIRABLE COASTAL ATTRACTIONS.

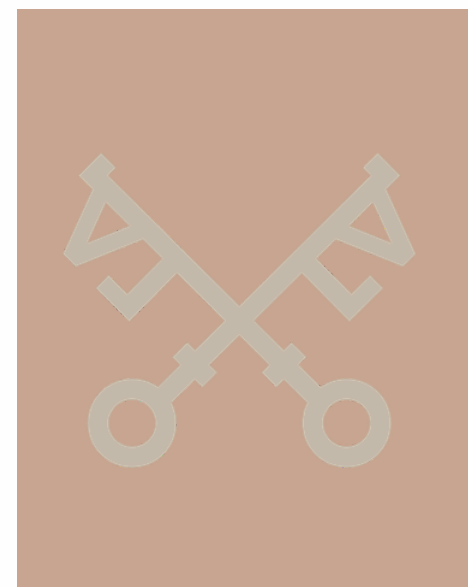
45 Heeley Road, Lytham St Annes





EXTERNALLY, THE PROPERTY ENJOYS A PRIVATE DRIVEWAY WITH AMPLE PARKING, A LOW-MAINTENANCE PATIO GARDEN, AND ATTRACTIVE LANDSCAPING THAT ENHANCES THE PEACEFUL SETTING. THIS LOVELY HOME IS IDEAL FOR THOSE LOOKING TO DOWNSIZE OR ENJOY A MORE PEACEFUL PACE OF LIFE — A TRULY CHARMING RETREAT WHERE YOU CAN SIT BACK AND WATCH THE EVER-CHANGING SCENERY SWEEP BY FROM THE COMFORT AND WARMTH OF YOUR SOFA.











Zzz... 000



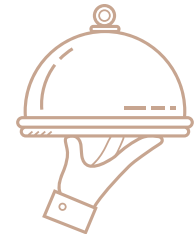
# WHERE CAN I FIND...



The Closest Schools?  
Mayfield Primary School - 5  
Minute Walk



The Local Shop?  
Co-op - 8 Minute Walk & 1  
Minute Drive



A Delicious Meal?  
Bistro - 5 Minute Drive



Somewhere Nice to Walk  
the Dog?  
Fylde Sand Dunes - 15  
Minute Walk



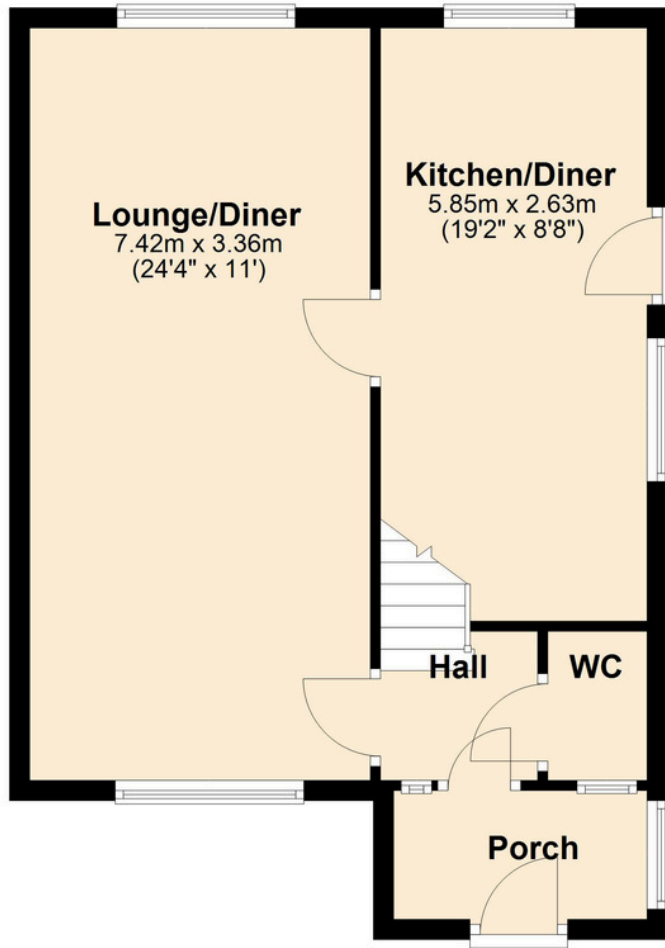
A Refreshing Pint?  
The Links Pub - Right Around  
The Corner



Closest Transport Links  
Links Hotel Bus Stop - 1  
Minute Walk  
St Annes Train Station - 3  
Minute Drive and 20 Minute  
Walk

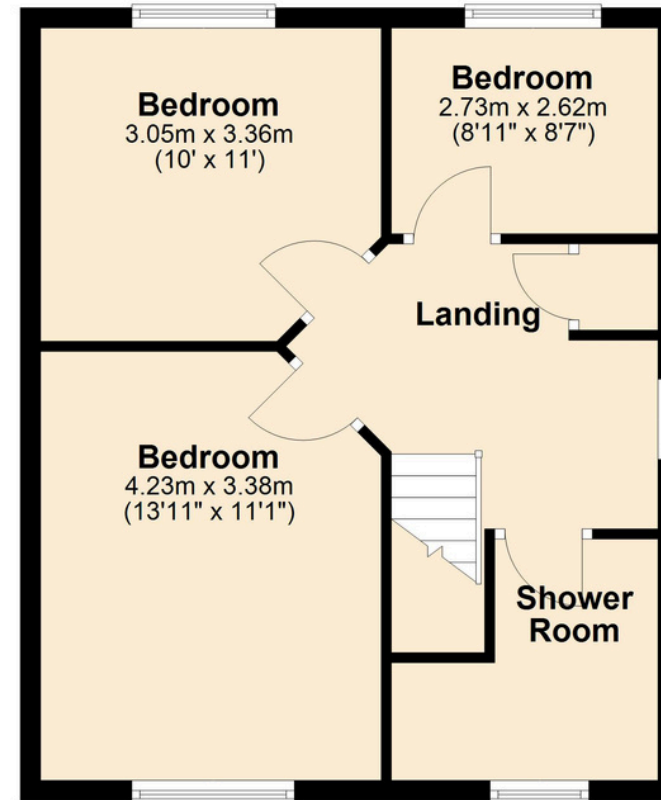
## Ground Floor

Approx. 48.6 sq. metres (523.3 sq. feet)

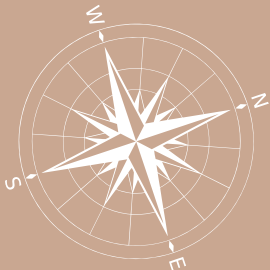


## First Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



Total area: approx. 95.6 sq. metres (1028.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

45 Heeley Road

Lytham St Annes

45 Heeley, Road, Lytham St Annes, FY8 2LH



///belong.silver.crowned



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