



Heaton Road, Lytham St. Annes, FY8 3JL
Starting Bid £125,000

- For Sale by Online Auction
- Three Bedroom Family Home
- Sought After Position
- Ideal For a Wide Range of Buyers
- Generous Garden to the Rear
- Council Tax Band - B
- Close to Parkland
- Realistically Priced

Heaton Road, Lytham St. Annes

For Sale by Online Auction with a Starting Bid of £125,000

Three-Bedroom Mid-Terrace Home in a Sought-After Location.

We are delighted to bring to market this well-proportioned three-bedroom mid-terrace property, perfectly situated on Heaton Road in the ever-popular St. Annes area. Offering easy access to excellent transport links, local amenities, and the green open space of Hope Street Park, this home is just a short stroll from Booths supermarket and the vibrant St. Annes Square.

Inside, the property offers a welcoming entrance hallway leading to a bright bay-fronted living room complete with a gas fire, and a practical galley-style kitchen with useful under-stairs storage. Upstairs, the first-floor landing leads to three well-sized bedrooms-two of which are generous doubles-and a modern shower room with a walk-in shower, basin, and WC.

Outside, the home benefits from a spacious rear garden that combines paved and lawned areas-ideal for outdoor entertaining or family life.

With its excellent location, ample living space, and great potential, this property represents a fantastic opportunity for first-time buyers or investors alike.

HALLWAY

LIVING ROOM

14' 5" x 14' 9" (4.39m x 4.5m)

KITCHEN

17' 6" x 6' 6" (5.33m x 1.98m)

LANDING

BEDROOM ONE

11' 9" x 9' 5" (3.58m x 2.87m)

BEDROOM TWO

7' 8" x 8' 11" (2.34m x 2.72m)

BEDROOM THREE

9' 0" x 7' 10" (2.74m x 2.39m)

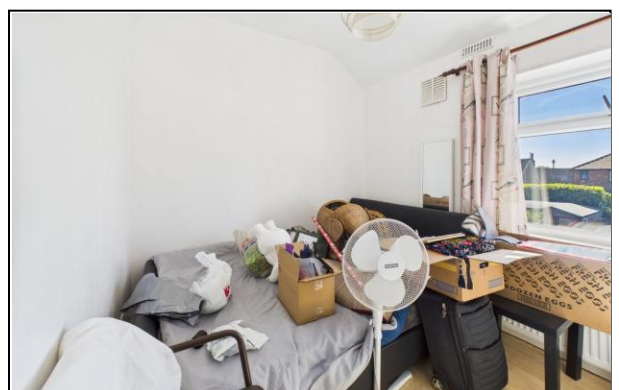
BATHROOM

8' 0" x 5' 0" (2.44m x 1.52m)

GARDENS

Easy maintenance garden to the front.

Large garden to the rear, mostly lawn with a patio.



Heaton Road, Lytham St. Annes

COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

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

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

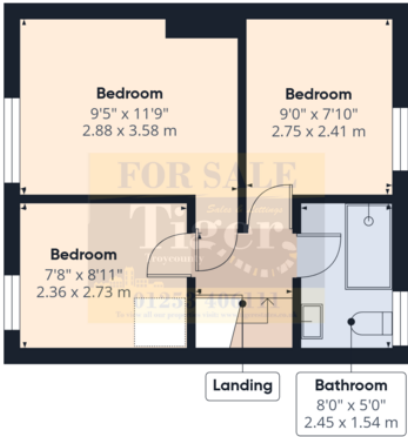
22/05/2025



Heaton Road, Lytham St. Annes



Ground Floor



Floor 1



Approximate total area[®]
665 ft²
61.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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