



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	74



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19 St Thomas Road, Lytham St Annes FY8 1JL

- Beautifully Appointed, Detached Family Home
- 4 Bedrooms, 2 Bathrooms
- Tastefully Refurbished and Extended
- 2 receptions, large open-plan living dining kitchen with separate dining area
- Private, enclosed garden with raised patio for outdoor entertaining
- Prime location, close to AKS School, sea front of St. Annes, and Royal Lytham and St. Annes Golf Club

Offers in excess of £569,950
Leasehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
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Experience the perfect blend of style and comfort in this beautifully appointed, detached family home. Tastefully refurbished and extended, this property is located in a prime location, ideal for families looking for proximity to the highly-rated AKS School, the picturesque sea front of St. Annes, and the prestigious Royal Lytham and St. Annes Golf Club. The generous accommodation comprises 2 receptions, a stunning large open-plan living dining kitchen with a separate dining area, utility room, cloakroom, 4 bedrooms, and 2 bathrooms. The private, enclosed garden to the rear features a raised patio, perfect for outdoor entertaining, and the property also offers a garage and driveway for off-street parking. Don't miss this opportunity to make this your new dream home, schedule a viewing today and see it for yourself.

Tenure: Leasehold

Council Tax: Band F

Ground Floor Porch
Tiled flooring, double doors to:

Entrance Hall
Radiator, wood panelled walls with ornamental plate rack, stairs to first floor with storage under, door to:

Lounge 4.90m (16'1") max into bay x 3.97m (13')
Two double glazed windows to side, double glazed bay window to front, TV point, picture rail, coving to ceiling, wood burning stove with glass door in chimney, timber mantle over.

Sitting Room 6.80m (22'4") x 4.08m (13'4") Double glazed window to front, obscure double glazed window to rear, obscure double glazed window to front, two obscure double glazed windows to side, two radiators, TV point, picture rail, four wall light points, coving to ceiling, coal effect gas fire with tiled inset and hearth, double doors to:

Living / Dining / Kitchen 10.19m (33'5") max x 7.17m (23'6") max
Fitted with a matching range of base units with quartz worktops, matching island unit incorporating a breakfast bar, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge, freezer, wine cooler and dishwasher, built-in oven, built-in combi oven, built-in hob, two double glazed windows to side, under floor heating, TV point, patio door to rear garden, door to:

Utility 3.21m (10'6") x 2.49m (8'2") With quartz worktops, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, wall mounted boiler, door to:

WC
Obscure double glazed window to side, fitted with two piece suite, pedestal wash hand basin with mixer tap and WC.

First Floor Landing
Obscure double glazed window to rear, radiator, door to:

Bedroom 1 5.47m (18') max x 4.08m (13'4")
Double glazed window to rear, two double glazed windows to side, fitted bedroom suite with a range of wardrobes, radiator, door to:

En-suite Shower Room
Fitted with three piece suite comprising shower enclosure with fitted electric shower, pedestal wash hand basin, WC and extractor fan, wall mounted electric heater.

Bedroom 2 4.91m (16'1") max into bay x 3.97m (13')
Double glazed bay window to front, double glazed window to side, fitted bedroom suite with a range of wardrobes, radiator, picture rail.

Bedroom 3 3.63m (11'11") max x 3.34m (11')
Double glazed window to side, radiator.

Bedroom 4 2.85m (9'4") x 2.18m (7'2")
Velux window, radiator.

Bathroom Fitted with three piece suite with panelled bath with telephone style mixer tap, pedestal wash hand basin and shower enclosure with fitted shower, part tiled walls, heated towel rail, obscure double glazed window to side, radiator, tiled flooring.

WC
Obscure double glazed window to side, WC, part tiled walls, tiled flooring.

External Block-paved driveway offering ample off-street parking for multiple vehicles, leading to a garage with an electric roller door. Beautifully landscaped lawned gardens, both at the front and rear of the property, perfect for outdoor relaxation and entertainment.

