

GROUND FLOOR

APPROX. 69.8 SQ. METRES (751.2 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		65	83

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13 Greenways, Lytham St Annes FY8 3LY

- Extended Semi Detached True Bungalow
- Set In Large Private Gardens
- Requiring Some Modernisation
- 2 Receptions
- 2 Bedrooms
- No Onward Chain

£210,000
Freehold

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Entrance Hall Built-in storage cupboard, door to:

Lounge 4.63m (15'2") max into bay x 3.92m (12'11") Double glazed box window to front, radiator, TV point, coving to ceiling, gas fire.

Kitchen 3.33m (10'11") x 2.28m (7'6") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in double oven, built-in four ring gas hob with pull out extractor hood over, window to rear, two double glazed windows to side, wall mounted boiler, door to:

Sun Room 4.46m (14'8") x 2.77m (9'1") Windows to three aspects, radiator, door to rear garden.

Bedroom 1 3.66m (12') x 3.18m (10'5") Double glazed window to front, radiator.

Bedroom 2 3.49m (11'6") x 2.89m (9'6") Double glazed window to rear, radiator.

Bathroom Fitted with three piece suite comprising panelled bath with separate electric shower over, pedestal wash hand basin and WC, part tiled walls, obscure double glazed window to rear, radiator.

Front The bungalow can be accessed through the courtyard, with a low maintenance front garden and a pathway that leads to the front door.

Rear The bungalow features an expansive and private garden to the side and rear, predominantly laid to lawn. The substantial size of the garden presents an excellent opportunity for potential future extensions, subject to obtaining the necessary planning permissions and complying with building regulations. This offers the possibility to further enhance and customise the property according to personal preferences and requirements.

Nestled in the courtyard section of Greenways, this semi-detached two-bedroom bungalow enjoys a private setting within expansive gardens. Although in need of modernisation, the property presents substantial potential for development and can be transformed into an exceptional home.

The bungalow offers two reception rooms, providing flexible spaces for various living arrangements. A fitted kitchen enhances the functionality of the home. Two bedrooms and a bathroom complete the accommodation.

Considering the significant prospects this property holds, early viewing is strongly advised.

Tenure: Freehold
Ground Rent: £0

Council Tax: Band C
Service Charge: £0

