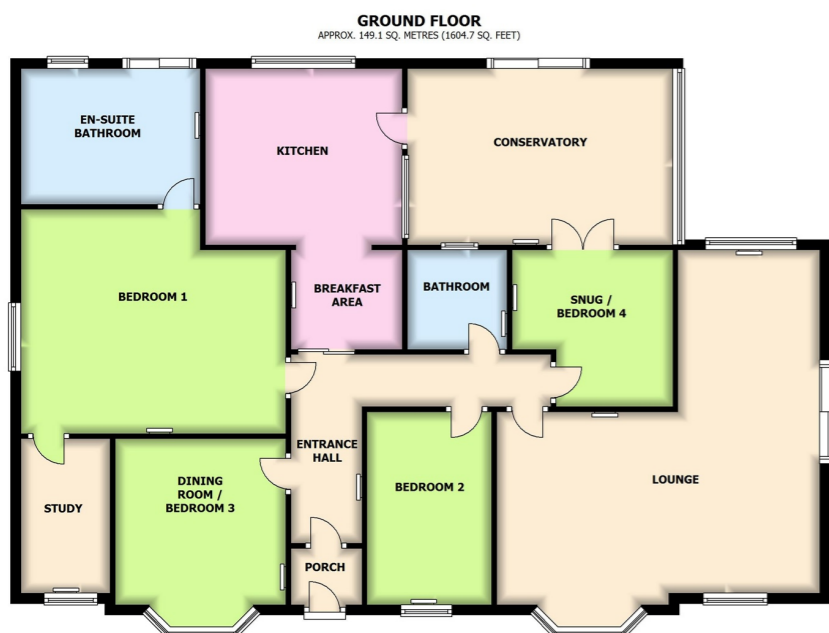
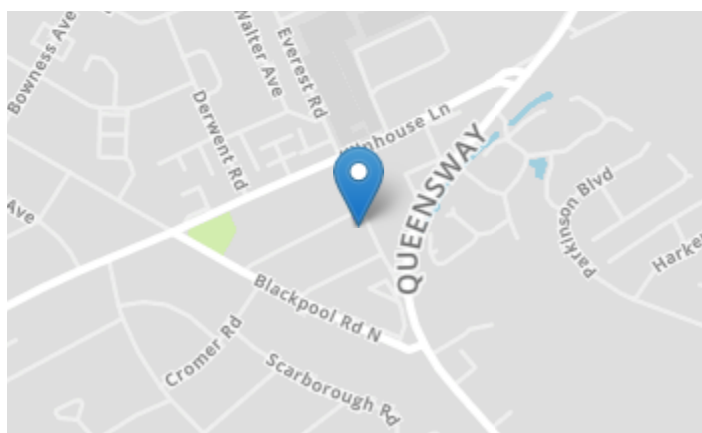


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL AREA: APPROX. 149.1 SQ. METRES (1604.7 SQ. FEET)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY

01253 731 222
11 Park Street, Lytham FY8 5LU

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9 Mellings Lane, Lytham St Annes, Lancashire, FY8 3DX

- Deceptively Spacious Detached True Bungalow
- 1-2 Receptions & Conservatory
- 3-4 Bedrooms
- 2 Bathrooms
- Large Boarded Attic
- In An Out Driveway, Garage
- Viewing Essential



£450,000

Leasehold
Energy Efficiency Rating: D



9 Mellings Lane, Lytham St Annes, Lancashire, FY8 3DX £450,000

A Must See! Just a short walk from local amenities and within easy access of the transport links is this deceptively spacious Detached True Bungalow. Fitted kitchen with a separate dining area, 1/2 receptions, computer room, large conservatory, 3/4 bedrooms, master en-suite, family bathroom, GCH, DG windows, garage and an in and out driveway to the side with OSP for multiple cars. Extensive private gardens. Early Viewing Highly recommended

Tenure: Leasehold

Ground Rent: £15 pa

Council Tax: Band E



Ground Floor

Porch

Tiled flooring, door to:

Entrance Hall

Radiator, coving to ceiling, access to large boarded loft space (6.4m (20'11") x 3.5m (11'5")), door to:

Lounge

6.63m (21'9") max x 6.24m (20'6") max

L-shaped room, double glazed window to rear, double glazed window to front, double glazed bay window to front, two radiators, TV point, five wall light points, patio door to side.

Breakfast Area

2.15m (7'1") x 1.92m (6'4")

Radiator, tiled flooring, open access to:

Kitchen

3.80m (12'5") x 3.40m (11'2")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink with single drainer and mixer tap, integrated fridge, dishwasher and washing machine, chest freezer, built-in Neff double oven, built-in Neff five ring gas hob with extractor hood over, double glazed window to rear, window to side, tiled flooring, door to:

Conservatory

5.43m (17'10") x 3.33m (10'11")

UPVC construction with double glazed windows and double glazed polycarbonate roof, radiator, tiled flooring, two wall light points, patio doors to rear garden.

Bedroom 1

5.33m (17'6") max x 4.33m (14'3") max

Double glazed window to side, fitted bedroom suite with a range of German made Nolte wardrobes, radiator, TV point, three wall light points, door to:

En-suite Bathroom

Fitted with four piece suite comprising panelled jacuzzi bath with mixer tap, wall mounted wash hand basin with mixer tap, shower enclosure with fitted power shower and WC, full height tiling to all walls, obscure double glazed window to rear, radiator, patio door to rear.



Study

3.20m (10'6") x 1.72m (5'8")

Double glazed window to front, radiator, three wall light points.

Bedroom 2

3.72m (12'2") x 2.41m (7'11")

Double glazed window to front, radiator.

Dining Room / Bedroom 3

3.91m (12'10") max into bay x 3.29m (10'10")

Double glazed bay window to front, radiator, dado rail, coving to ceiling, coal effect gas fire with wooden surround and marble inset and hearth.

Snug / Bedroom 4

3.10m (10'2") max x 3.03m (9'11")

Fitted bedroom suite with a range of wardrobes, radiator, TV point, French doors to conservatory.

Bathroom

Fitted with three piece suite comprising panelled jacuzzi bath with separate electric shower over and folding glass screen, pedestal wash hand basin and WC, full height tiling to all walls, extractor fan, obscure double glazed window to rear, chrome upright radiator.

External

Pair of double gates to the side of the property give access to a large off street parking area also leading to a large garage (9m (29'6") x 3m (9'10")) with remote controlled up-and-over door, courtesy door, power and light, double insulated, alarmed, additional off street parking space to the front. Lawned garden with planted borders to the front and side of the property. Total plot size is approx. 100' by 85'.

