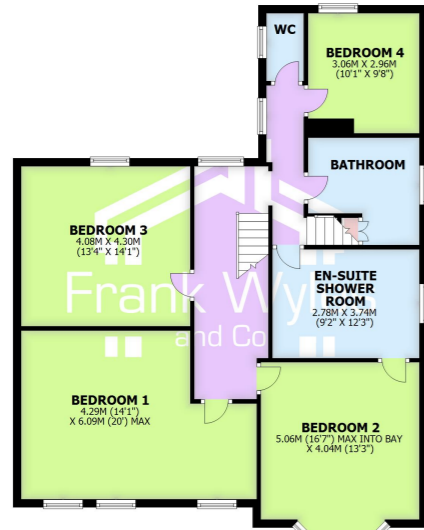
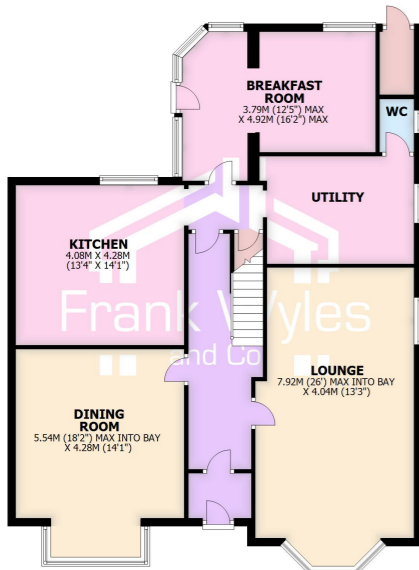


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

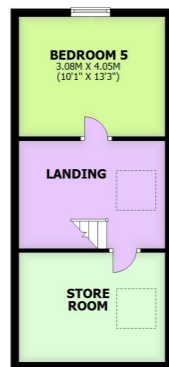
FIRST FLOOR
APPROX. 103.3 SQ. METRES (1111.7 SQ. FEET)



GROUND FLOOR
APPROX. 112.1 SQ. METRES (1206.3 SQ. FEET)



SECOND FLOOR
APPROX. 32.8 SQ. METRES (353.1 SQ. FEET)



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9 Headroomgate Road, Lytham St Annes, Lancashire, FY8 3BA



- Double Fronted Semi Detached Family Home
- Requiring Full Modernisation
- Offering Huge Potential
- 3 Receptions
- 5 Bedrooms, 2 Bathrooms
- Large Mature Gardens
- No Onward Chain
- Viewing Essential

£520,000

Leasehold
Energy Efficiency Rating: E



9 Headroomgate Road, Lytham St Annes, Lancashire, FY8 3BA £520,000

This imposing double fronted character semi detached house is located within easy access of the amenities of St Annes town centre. The spacious accommodation which is in need of modernisation comprises three reception rooms, a fitted kitchen, a utility with wc, five bedrooms, a bathroom, a shower room and a wc. The property is set in a good sized plot with mature gardens and a large brick garage. Early Viewing Essential!

Tenure: Leasehold

Council Tax: Band E

Ground Floor
Porch
Tiled flooring, door to:

Entrance Hall
Radiator, stairs to first floor, door to:

Lounge 7.92m (26') max into bay x 4.04m (13'3")
Bay window to front with seating under, secondary glazed window to side, radiator, TV point, four wall light points, coving to ceiling, fireplace with stone surround.

Dining Room 5.54m (18'2") max into bay x 4.28m (14'1")
Box bay window to front, radiator, three wall light points, serving hatch from Kitchen, coving to ceiling, gas fire.

Hallway
Tiled flooring, open plan to:

Kitchen 4.28m (14'1") x 4.08m (13'4")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with double drainer and mixer tap, plumbing for washing machine and dishwasher, space for range, window to rear.

Breakfast Room 4.92m (16'2") max x 3.79m (12'5") max
Three windows to rear, two windows to side, radiator, door to rear garden

Utility 3.74m (12'3") x 2.73m (9')
Window to side, radiator, tiled flooring with pedestal wash hand basin, door to:

WC
Obscure window to side, WC, tiled flooring.

First Floor
Landing
Window to rear, door to:

Bedroom 1 6.09m (20') max x 4.29m (14'1")
Three windows to front, pedestal wash hand basin, wall mounted gas heater, two wall light points, coving to ceiling.

Bedroom 2 5.06m (16'7") max into bay x 4.04m (13'3")
Bay window to front, four wall light points, gas fire set in stone surround, door to:

En-suite Shower Room
Fitted with two piece suite comprising shower area with fitted electric shower and glass screen, vanity wash hand basin with storage under and mixer tap and part tiled walls, extractor fan, window to side, radiator, door to hallway.

Bedroom 3 4.30m (14'1") x 4.08m (13'4")
Window to rear, two built-in wardrobes, pedestal wash hand basin.

Hallway
Window to side, stairs to second floor, door to:

Bedroom 4 3.06m (10'1") x 2.96m (9'8")
Window to rear, radiator.

Bathroom
Fitted with two piece suite comprising panelled bath with separate electric shower over and glass screen and pedestal wash hand basin, part tiled walls, window to side, radiator, built-in storage cupboard.

WC
Obscure window to side, WC, part tiled walls.

Second Floor
Landing
Velux window, door to:

Bedroom 5 4.05m (13'3") x 3.08m (10'1")
Window to rear.

Store Room
Velux window.

External
Driveway with off street parking space for multiple vehicles and leading to a brick-built garage. Lawned gardens to the front and rear of the property with mature borders of plants and trees.

