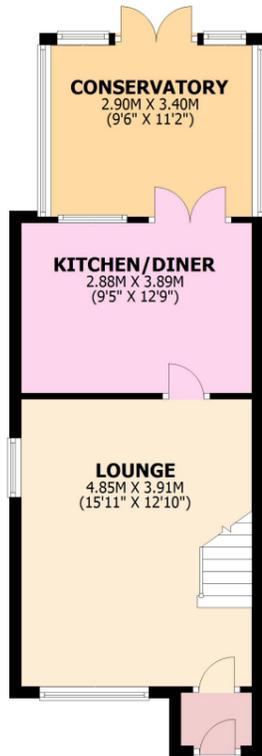


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	82



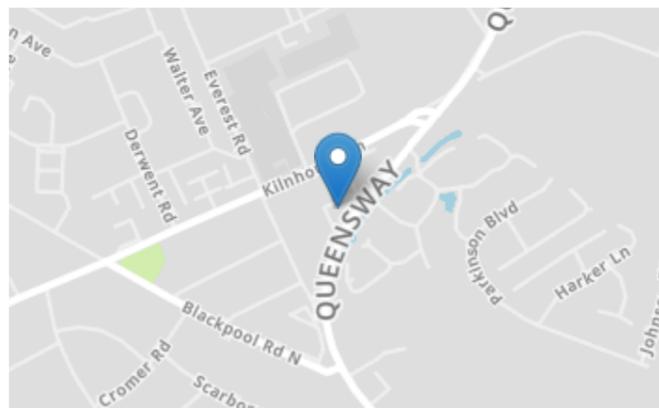
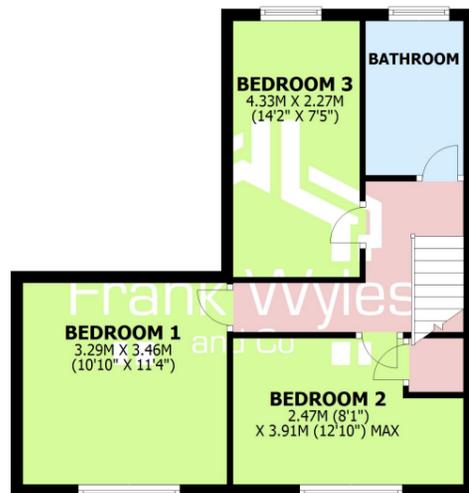
**GROUND FLOOR**

APPROX. 41.9 SQ. METRES (451.5 SQ. FEET)



**FIRST FLOOR**

APPROX. 42.4 SQ. METRES (456.8 SQ. FEET)



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**21 Orchard Road, St. Annes FY8 1RY**

**01253 731 222**

**11 Park Street, Lytham FY8 5LU**

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**18 Mellings Wood,  
Lytham St Annes, Lancashire, FY8 3DW**



- Modern Mews Style House In Courtyard Development
- Reception & Conservatory
- Contemporary Open Plan Kitchen Diner
- 3 Bedrooms & Family Bathroom
- No Onward Chain
- Viewing Highly recommended

**£185,000**

Leasehold  
Energy Efficiency Rating: D



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(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.  
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



# 18 Mellings Wood,

Lytham St Annes, Lancashire, FY8 3DW

**£185,000**

Situated in a tranquil courtyard development, this modern mews-style property offers a hassle-free buying experience as it is chain-free. While enjoying a peaceful setting, it remains conveniently located near local amenities and provides easy access to the M55 motorway. The property showcases a reception area, a contemporary open-plan kitchen diner, a conservatory, three bedrooms, and a family bathroom. A private enclosed garden at the rear enhances outdoor living. With its desirable features and absence of forward chain, early viewing is strongly advised to secure this property.

Council Tax: Band C

Tenure: Leasehold

Ground Rent: £100 Per Annum

Service Charge: £235 Per Annum



## Entrance Porch

UPVC secure front door, window to side, cupboard housing electric meter, door to:

## Lounge

4.85m (15'11") x 3.91m (12'10")

The lounge area of the property is enhanced by full-height UPVC double glazed windows, providing a delightful view of the courtyard. It also features a wall-hung electric fireplace, an additional UPVC double glazed window on the side, two wall lights, a radiator, ceiling cornice, TV points, and a telephone point. From the lounge, there is a door leading to:

## Kitchen Diner

3.89m (12'9") x 2.88m (9'5")

The kitchen diner is an impressive space, featuring a stunning white high gloss kitchen with a coordinated range of base and eye-level cabinets. The countertops beautifully complement the cabinets. It is equipped with an integrated four-ring induction hob with an extractor hood positioned above it. Additionally, there are two integrated fan-assisted electric ovens for convenient cooking. The kitchen provides ample space for a fridge freezer and includes integrated appliances such as a washing machine and a dishwasher. A radiator ensures comfortable temperatures in the area. Natural light fills the room through a UPVC double glazed window, and UPVC double glazed patio doors lead to:

## Conservatory

The conservatory is equipped with a radiator, ensuring a comfortable temperature in the space. UPVC double glazed patio doors provide easy access to the garden, allowing for seamless indoor-outdoor flow.

## First Floor

## Landing

Ceiling cornice, loft hatch giving access to the loft, door to:

## Bedroom 1

3.46m (11'4") x 3.29m (10'10")

Bedroom 1 features an UPVC double glazed window that provides a pleasant view of the front area. The room is



equipped with a radiator to maintain a comfortable temperature. Additionally, a ceiling cornice adds a decorative touch to the space.

## Bedroom 2

3.91m (12'10") max x 2.47m (8'1")

Bedroom 2 offers an UPVC double glazed window that overlooks the front of the property, providing natural light and views. The room includes a radiator for heating and a ceiling cornice for added aesthetic appeal. Additionally, there is a convenient over stairs storage cupboard, providing practical storage space.

## Bedroom 3

4.33m (14'2") x 2.27m (7'5")

Bedroom 3 features an UPVC double glazed window that offers a pleasant view of the rear garden. It includes a radiator for maintaining a comfortable temperature and a ceiling cornice that adds a decorative touch to the room.

## Bathroom

The bathroom is equipped with a three-piece suite, consisting of a panel bath with taps and an electric shower over it. It also includes a low-level WC and a wash hand basin with taps. The walls are fully tiled from floor to ceiling, providing a stylish and easy-to-maintain finish. A heated towel rail is installed for added comfort and convenience. An obscure UPVC double glazed window ensures privacy while allowing natural light into the room.

## Rear

The rear garden is designed for low maintenance and is fully enclosed, providing privacy and security. There is a possibility for off-street parking, adding convenience for residents. The garden also features a patio area, perfect for outdoor relaxation and entertaining.

