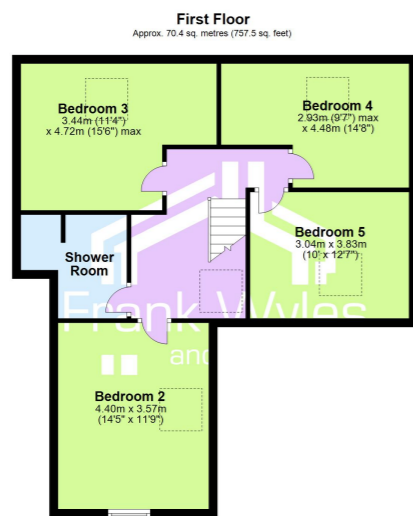
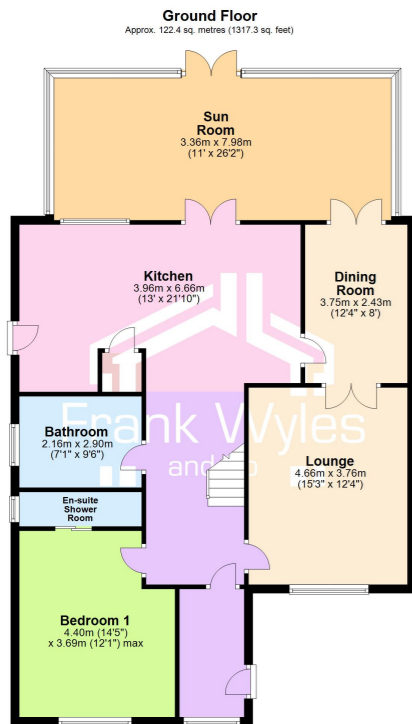


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(27-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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197 Heyhouses Lane,
Lytham St Annes, Lancashire, FY8 3RQ

- Deceptively Spacious Detached Family Home
- 2 Receptions & Large Orangery
- Open Plan Dining Kitchen
- 5 Bedrooms, 3 Bathrooms
- Viewing Highly Recommended



Offers Over
£550,000

Freehold
Energy Efficiency Rating: C



197 Heyhouses Lane, Lytham St Annes, Lancashire, FY8 3RQ

Offers Over £550,000

Not To Be Missed! This deceptively spacious Detached property is in a very popular location, being just a short walk to the shops. Presented to a very high standard in large gardens, the generous accommodation comprises 2 receptions, large open plan kitchen, orangery spanning the rear of the property, 5 bedrooms and three bathrooms. There is a double garage and off street parking for several cars. Early viewing is highly recommended!

Tenure: Freehold

Council Tax: Band G



Ground Floor

Porch

Obscure double glazed window to front, tiled flooring, door to:

Entrance Hall

Two radiators, stairs to first floor, open plan to kitchen, door to:

Lounge 4.66m (15'3") x 3.76m (12'4")

Double glazed window to front, radiator, TV point, coving to ceiling, coal effect gas fire set in stone surround, double doors to:

Dining Room 3.75m (12'4") x 2.43m (8')

Radiator, two wall light points, coving to ceiling, double doors to sun room, door to:

Kitchen 6.66m (21'10") x 3.96m (13')

Fitted with a matching range of base and eye level units with granite worktops, twin bowl ceramic sink with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer and wine cooler, built-in double oven, built-in hob with extractor hood over, double glazed window to rear, built-in cupboard housing boiler, double doors to:

Sun Room

Double glazed windows, two radiators, double doors to rear garden.

Bedroom 1 4.40m (14'5") x 3.69m (12'1") max

Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator, TV point, wall light point, sliding doors to:

En-suite Shower Room

Wet room, fitted with three piece suite comprising shower area with fitted shower with body jets, wall mounted wash hand basin with mixer tap, and WC, full height tiling to all walls, extractor fan, obscure double glazed window to side, tiled flooring.

Bathroom

Fitted with three piece suite comprising bath with mixer tap, pedestal wash hand basin with mixer tap and WC, full height tiling to all walls, heated towel rail, extractor fan, shaver point, obscure double glazed window to side, tiled flooring.



First Floor

Landing

Velux window, radiator, door to:

Bedroom 2 4.40m (14'5") x 3.57m (11'9")

Double glazed window to front, velux window, radiator, TV point.

Bedroom 3 4.72m (15'6") max x 3.44m (11'4")

Velux window, fitted bedroom suite with a range of wardrobes, radiator, TV point.

Bedroom 4 4.48m (14'8") x 2.93m (9'7") max

Velux window, radiator, TV point.

Bedroom 5 3.83m (12'7") x 3.04m (10')

Velux window, radiator, TV point.

Shower Room

Fitted with three piece suite comprising tiled shower area with fitted shower, inset wash hand basin with storage under and mixer tap, and WC, part tiled walls, heated towel rail, extractor fan, shaver point, tiled flooring, under floor heating.

External

Front

Landscaped garden, blocked paved driveway with off street parking for multiple vehicles and leading to:

Garage

Electric up-and-over door, courtesy door, power and light connected, double glazed window.

Rear

Good sized landscaped garden with lawned and paved areas, mature planted borders, garden pond.

