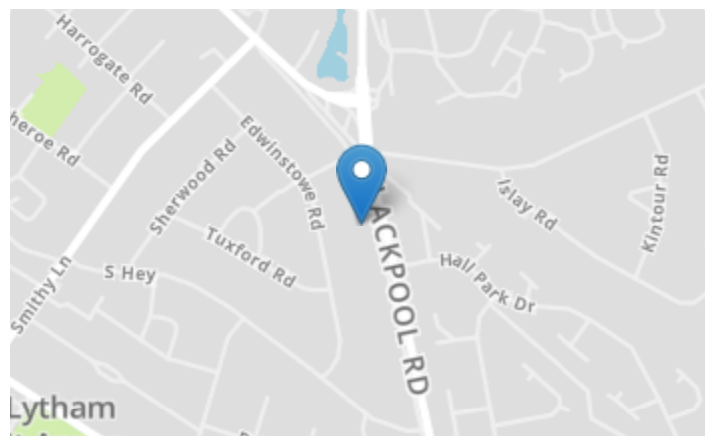


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

**175 Blackpool Road,
 Lytham St Annes, FY8 4AA**

- Stunning Detached Bungalow Presented To The Highest Standard
- Lounge, Dining Room, Sun Room & Study
- Modern Kitchen & Laundry Room
- Double Bedroom, Modern Bathroom & WC To Ground Floor
- Three Bedrooms, Modern Shower Room & WC To First Floor
- Large Gated Driveway, Car Port & Single Garage
- South Facing Rear Garden With Pond



£580,000

Leasehold
 Energy Efficiency Rating: D



175 Blackpool Road, Lytham St Annes, FY8 4AA £580,000

A Credit To The Current Owner, This Beautiful Detached Bungalow Is Presented To The Highest Standard And Offers Versatile Accommodation In The Form Of: Lounge, Dining Room, Modern Kitchen, Sun Room, Study, Laundry Room, Double Bedroom, Bathroom & WC To The Ground Floor And Three Bedrooms, Modern Shower Room & WC To The First Floor. Double Gates Lead From The Front To A Large Driveway, Providing Off Road Parking For Several Vehicles, Plus Car Port & Single Garage. To The Rear Is A Lovely South Facing Garden With Pond. An Absolute Must See To Appreciate This Delightful Property!

Tenure: Leasehold (999 Years From 1 May 1959). Ground Rent: £22 pa.

Council Tax Band: F



Ground Floor

Porch

Composite front door with glazed insert. Double glazed window to side. Tiled flooring. Door to:

Entrance Hall

Double glazed window to side. Radiator. Dado rail. Stairs to first floor with cupboard under. Doors to the following rooms:

Lounge 6.03m (19'10") max into bay x 4.20m (13'9")

Double glazed bay window to front. Coal effect gas fire set in marble surround. Radiator, TV point, and coving to ceiling.

Dining Room 3.87m (12'8") x 3.62m (11'10")

Two double glazed windows to rear. Radiator. Tiled flooring. Dado rail. Door to:

Kitchen 3.87m (12'8") x 3.31m (10'10")

Double glazed window to rear. Fitted with a matching range of base and eye level units with worktop space over incorporating a 1+1/2 bowl stainless steel sink with single drainer and mixer tap. Integrated fridge and freezer. Built-in double oven and gas hob with extractor hood over. Radiator. Tiled flooring. Door to rear porch.

Sun Room 5.82m (19'1") x 3.04m (10')

Double glazed windows to three aspects. Wall mounted electric fire. Tiled flooring. TV point. Double doors to rear garden. Door to:

Study 3.62m (11'10") x 2.88m (9'5")

Radiator, tiled flooring. Coving to ceiling. Door to:

Inner Hallway

Dado rail. Door to:

Bedroom One 3.94m (12'11") x 3.79m (12'5")

Double glazed window to front and double glazed window to side. Fitted bedroom suite with a range of wardrobes. Radiator. Coving to ceiling.

Bathroom

Double glazed window to side. Fitted with two piece suite comprising corner jacuzzi bath with hand shower attachment and mixer tap, and vanity wash hand basin with mixer tap and storage under. Mirror, shaver point and light. Full height tiling to all walls. Heated towel rail. Tiled flooring.

WC

Opaque double glazed window to side. WC. Full height tiling to all walls, and tiled flooring.

Rear Porch

Door to:

Laundry Room 1.38m (4'6") x 0.82m (2'8")

Plumbing for washing machine and space for tumble dryer. Window to side.

First Floor

Landing

Walk-in store room. Doors leading to:

Bedroom Two 5.42m (17'10") x 3.94m (12'11") max

Double glazed window to front. Fitted bedroom suite with a range of wardrobes. Radiator. Door to walk-in wardrobe.

Bedroom Three 3.87m (12'8") x 3.77m (12'4")

Double glazed window to rear. Fitted bedroom suite with a range of wardrobes.

Bedroom Four 3.18m (10'5") x 2.41m (7'11")

Double glazed window to side. Radiator. Door to eaves storage.

Shower Room

Opaque double glazed window to rear. Fitted with two piece suite comprising double shower enclosure with fitted shower, and wall mounted wash hand basin with mixer tap. Full height tiling to all walls. Heated towel rail. Tiled flooring.

WC

Double glazed window to side. WC. Full height tiling to all walls, and tiled flooring.

External

Front

Low maintenance garden with mature shrub borders. Double gates leading to block paved driveway providing off road parking for several vehicles and leading to:

Car Port

Up and over door (inset courtesy door) to front leading to:

Garage 9.17m (30'1") x 4.04m (13'3") max

Double glazed window to side. Power and light connected. Plumbing for washing machine. Space for fridge/freezer and tumble dryer.

Rear

Pretty South facing rear garden. Porcelain tiled patio area leading to large artificial lawn with mature shrub borders. Pond.

