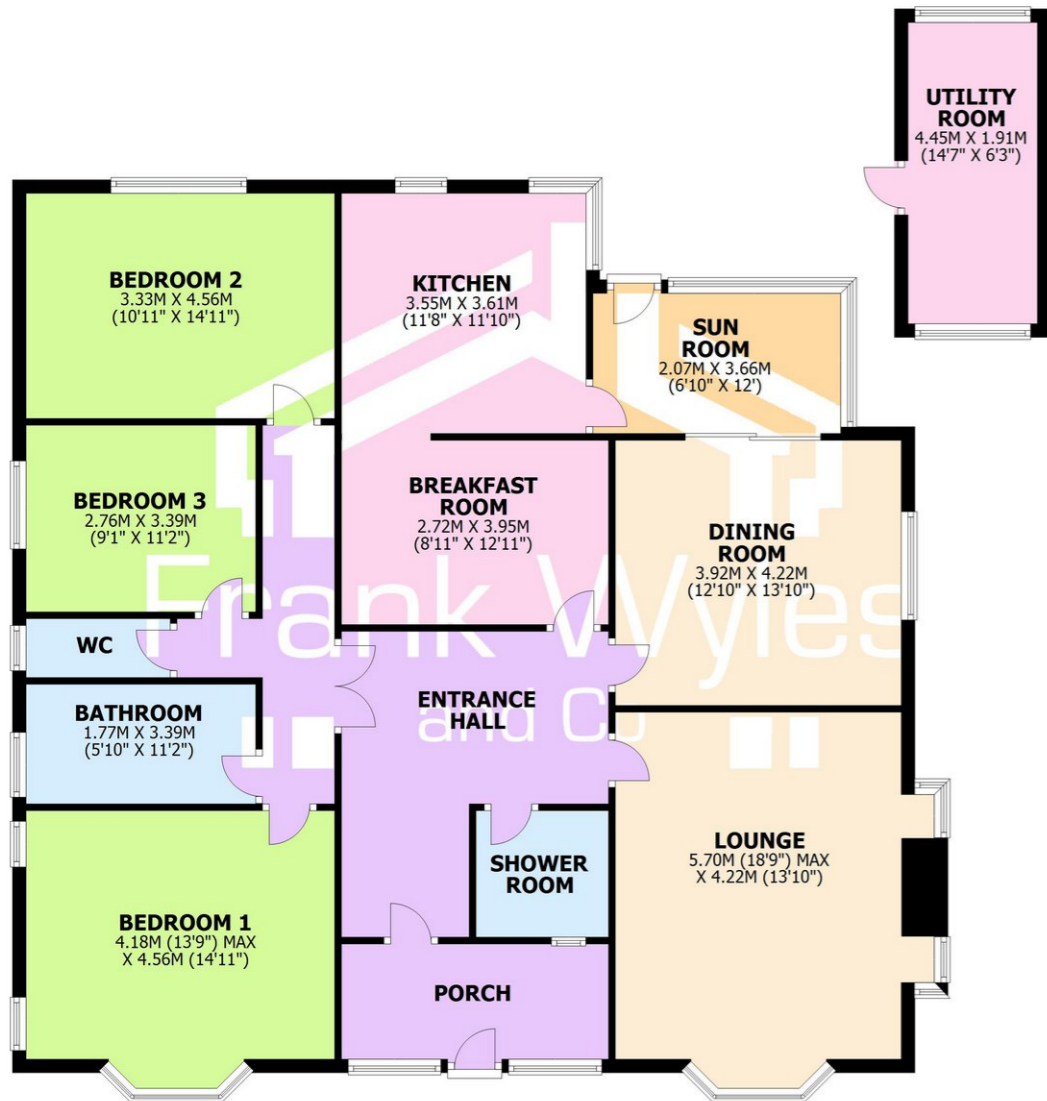


GROUND FLOOR
APPROX. 166.9 SQ. METRES (1796.6 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
		78	53



Lytham Office
11 Park Street, Lytham FY8 5LU
01253 731222
lytham@frankwyles.com

St. Annes Office
21 Orchard Road, St. Annes FY8 1RY
01253 713695
sales@frankwyles.com

www.frankwyles.com



70 St Thomas Road, Lytham St. Annes FY8 1JR

- Double Fronted Detached True Bungalow
- 3 Receptions, Fitted Kitchen & Garden Room
- 3 Bedrooms, 2 Bathrooms
- Large Private Rear Garden
- No Onward Chain
- Viewing Highly Recommended

Offers Around £425,000
Leasehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
(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.



This double-fronted detached true bungalow boasts a prime location, a stone's throw from the prestigious Royal Lytham and St Annes Golf Club and a short walk from St. Annes Square.

The exceptionally spacious accommodation includes three reception rooms, a sun lounge, fitted kitchen, three bedrooms, and two bathrooms. The property features a large private rear garden and a double garage.

Offered with no forward chain, early viewing is highly recommended to fully appreciate the unique appeal of this property.

Tenure: Leasehold - 928 Years Remaining
Ground Rent: £20 Per Annum

Council Tax: Band F



Porch Two double glazed windows to front, tiled flooring, door to:

Entrance Hall Radiator, glazed double doors to Inner Hallway, door to:

Lounge 5.70m (18'9") max x 4.22m (13'10") Double glazed bay window to front, window to rear, window to front, two windows to side, two radiators, TV point, five wall light points, coving to ceiling, coal effect electric fire with marble inset and hearth.

Dining Room 4.22m (13'10") x 3.92m (12'10") Double glazed window to side, radiator, coving to ceiling, glazed sliding doors to:

Sun Room 3.66m (12') x 2.07m (6'10") Double glazed window to rear, double glazed window to side, radiator, tiled flooring, TV point, two wall light points, door to rear garden, door to:

Kitchen 3.61m (11'10") x 3.55m (11'8") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, fridge/freezer, gas and electric points for cooker with extractor hood over, window to side, two double glazed windows to rear, floor mounted boiler, open plan to:

Breakfast Room 3.94m (12'11") x 2.72m (8'11") Radiator, built-in cupboard.

Shower Room 1.89m (6'2") x 1.60m (5'3") Fitted with three piece suite comprising shower cubicle with fitted electric shower, pedestal wash hand basin with tiled splashback, and WC, extractor fan, obscure window to front, radiator.

Inner Hallway Radiator, door to:

Bedroom 1 4.56m (14'11") x 4.18m (13'9") max Double glazed bay window to front, two obscure double glazed windows to side, fitted bedroom suite with a range of wardrobes wash hand basin with mixer tap and shaver point and light, radiator, coving to ceiling.

Bedroom 2 4.56m (14'11") x 3.33m (10'11") Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, two wall light points, coving to ceiling.

Bedroom 3 3.39m (11'2") x 2.76m (9'1") Double glazed window to side, radiator, coving to ceiling.

Bathroom Fitted with two piece suite comprising panelled bath with shower attachment and mixer tap and pedestal wash hand basin with mixer tap, full height tiling to all walls, heated towel rail, obscure double glazed window to side, tiled flooring, built-in airing cupboard with slatted shelving.

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

External

Gardens Mature gardens to the front and good sized rear of the property. Block paved driveway with off street parking space for multiple vehicles and leading via secure gates to:

Garage Brick-built large garage with sectional up-and-over door.

Utility Room 4.45m (14'7") x 1.91m (6'3") Plumbing for washing machine, space for tumble dryer, obscure double glazed window to rear, obscure double glazed window to front.

