



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	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			
		80	60

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19 St Patricks Road North, Lytham St. Annes FY8 2BP

- Double Fronted Semi Detached Family Home
- Requiring Modernisation Throughout
- Short Walk To The Square & Several Schools
- 3 Receptions
- 4 Bedrooms
- Private Garden To The Rear

£279,950
Leasehold



This double-fronted, semidetached family home is deceptively spacious and boasts a fantastic location, just a short stroll from St Annes Square, numerous schools and various local amenities. While some modernisation is needed, the property offers significant potential to transform it into a wonderful family residence.

Comprising three reception rooms, a fitted kitchen, four bedrooms, and a family bathroom, the generous accommodation ensures ample space for comfortable living.

The rear garden, which benefits from sunny exposure, offers a secluded retreat. Given its great location, expansive layout, and potential for transformation, early viewing of this property is highly recommended. No Onward Chain.

Tenure: Leasehold

Council Tax: Band D



Entrance Hall Secure UPVC double glazed door, UPVC double glazed window to the side, ceiling cornice, radiator, under stairs storage cupboard, door to:

Lounge 3.95m (13') x 3.90m (12'10") UPVC double glazed window with leaded lights overlooking the front garden, ceiling cornice, radiator, original tiled open fireplace.

2nd Lounge 5.04m (16'6") x 3.65m (12') UPVC double glazed bay window with leaded lights again overlooking the front garden, ceiling cornice, TV point, feature original tiled fireplace with living flame gas fire, two wall lights, radiator.

Dining Room 4.09m (13'5") x 3.27m (10'9") UPVC double glazed sliding patio doors leading to the private rear garden, wall hung gas fire, ceiling cornice, storage cupboards to the side of the fireplace, archway leading to:

Kitchen 3.63m (11'11") x 2.46m (8'1") Fitted kitchen with a matching range of basin eyelevel kitchen cabinets with complimentary countertop over, 1 1/2 stainless steel sink with mixer tap, space for gas oven, plumbing for washing machine, space for fridge freezer, floor standing Baxi gas regular boiler, UPVC double glaze windows overlooking the rear garden, UPVC door leading to the rear garden.

First Floor

Landing Loft hatch giving access to the loft, door to:

Bedroom 1 5.04m (16'6") x 3.65m (12') UPVC double glazed bay window overlooking the front, radiator, fitted bedroom suite comprising two triple wardrobes.

Bedroom 2 3.92m (12'10") x 3.92m (12'10") UPVC double glazed window overlooking the front garden, radiator.

Bedroom 3 4.10m (13'5") x 3.27m (10'9") UPVC double glazed window to the rear, radiator.

Bedroom 4 2.70m (8'10") x 2.46m (8'1") UPVC double glazed window to the side, radiator, over stairs glass storage cupboard.

Bathroom Panelled bath with taps, electric shower over with adjustable showerhead, shower curtain rail, wash hand basin taps, tiling to walls, radiator, cupboard housing immersion tank, obscure window to the side.

Separate WC Low-level WC, obscure UPVC double glazed window, part tiled walls.

External

Front Lovely walled front garden with established borders, mainly laid to lawn, driveway with off street parking for two cars.

Rear Secluded south facing low maintenance rear garden, paved with raised borders, hardstanding for garage, separate patio area.

