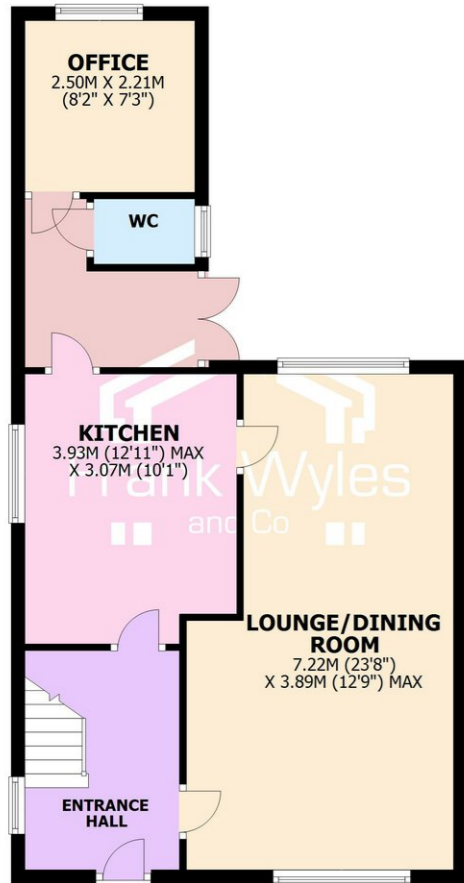
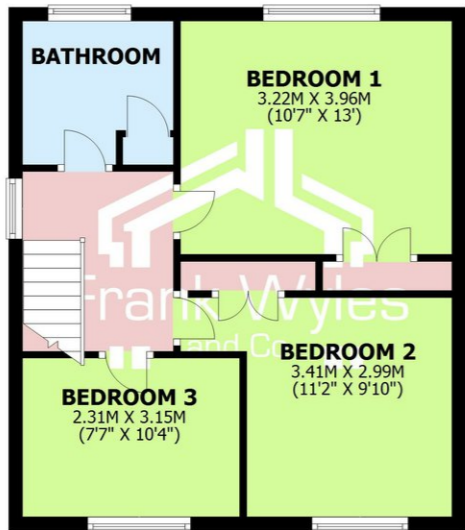




GROUND FLOOR
APPROX. 57.1 SQ. METRES (614.9 SQ. FEET)



FIRST FLOOR
APPROX. 44.8 SQ. METRES (481.9 SQ. FEET)



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			
		79	35

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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.

13 Wray Crescent, Wrea Green PR4 2WA

- Quasi-Semi Detached Family Home
- Requires Some Modernisation
- Large Through Reception, Office & WC
- Kitchen & Utility
- Three Bedrooms & Bathroom
- Off Road Parking & Rear Garden

£205,000
Freehold



This quasi-semi detached family home is in a very desirable location on the edge of a green with many amenities close by. Whilst the property does require some modernisation, there is huge potential to turn this property into a great family home. The accommodation comprises a large three reception, office and fitted kitchen, downstairs cloaks, three bedrooms and a family bathroom. There is a good size garden to the rear with a wooden garden room perfect for entertaining. Early viewing is highly recommended

Tenure: Freehold

Council Tax: Band D



Ground Floor

Entrance Hall UPVC front door with UPVC double glazed window to the side. Radiator. Storage cupboard housing electric meter. Door leading to:

Lounge/Dining Room 7.22m (23'8") x 3.89m (12'9") max Running the length of the property. UPVC double glaze windows overlooking the front and rear gardens. Feature log burner with marble hearth and surround .TV point, telephone point, and two radiators. Door to::

Kitchen 3.93m (12'11") max x 3.07m (10'1") Fitted kitchen with a matching range of base and eyelevel kitchen cabinets with complimentary countertop over. Space for range cooker fuelled by coal. Plumbing and space for washing machine and dishwasher. Integrated double electric oven and four ring electric hob with extractor hood over, UPVC double glazed window to the side. Door to:

Utility Area UPVC double glazed patio doors leading to the rear garden. Space for fridge freezer. Door to:

Office 2.50m (8'2") x 2.21m (7'3") UPVC double glazed window overlooking the rear garden. Radiator.

WC Low-level WC. Radiator.

Bedroom 1 3.96m (13') x 3.22m (10'7") UPVC double glazed window overlooking the rear garden. Fitted cupboard. Electric panel heater.

Bedroom 2 3.41m (11'2") x 2.99m (9'10") UPVC double glazed window overlooking the front. Storage cupboard. Electric panel heater.

Bedroom 3 3.15m (10'4") x 2.31m (7'7") UPVC double glazed window overlooking the front.

Bathroom Three-piece suite comprising panel bath with shower over and glass shower screen, low-level WC, and wash hand basin. Cupboard housing hot water cylinder. Full height tiling to all walls. obscure UPVC double glazed window.

External

Front Low maintenance front garden. Paved area providing off road parking. Raised borders. Pathway leading to the front door.

Rear Large paved patio area accessed from the utility room. Raised garden mainly laid to lawn with path leading to a wooden garden room to the rear of the garden.

Garden Room Fantastic space with a veranda, power and light, perfect for the home office, gym or games room.

