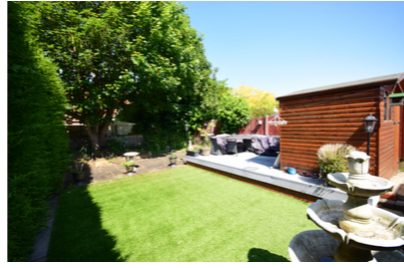
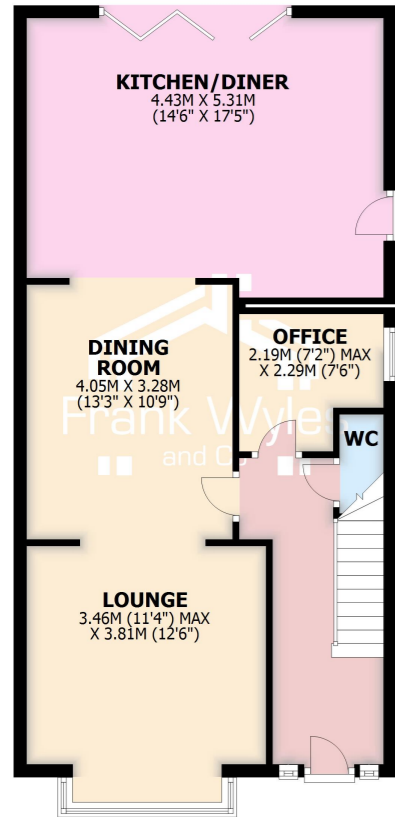


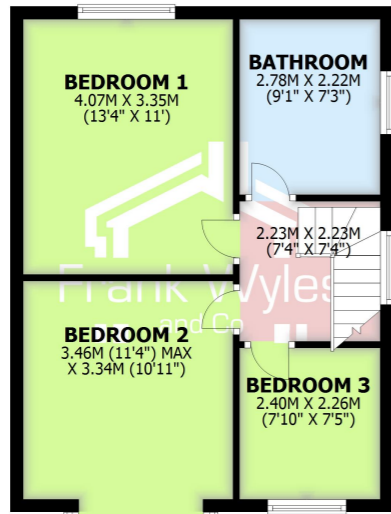
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			



**GROUND FLOOR**  
APPROX. 66.5 SQ. METRES (715.5 SQ. FEET)



**FIRST FLOOR**  
APPROX. 43.7 SQ. METRES (470.7 SQ. FEET)



**01253 713 695**

**21 Orchard Road, St. Annes FY8 1RY**

**01253 731 222**

**11 Park Street, Lytham FY8 5LU**

[sales@frankwyles.com](mailto:sales@frankwyles.com) [lytham@frankwyles.com](mailto:lytham@frankwyles.com)

[www.frankwyles.com](http://www.frankwyles.com)



facebook.com/frankwyles



@frankwyles

**rightmove**

See all our properties at  
**onTheMarket.com**

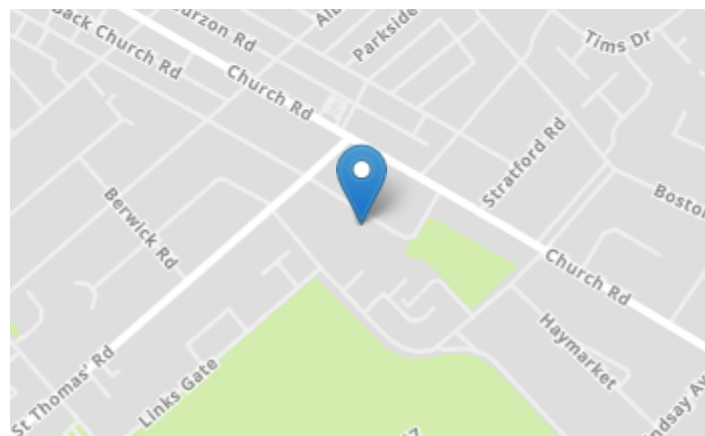
**15 Lawrence Avenue,**  
**Lytham St Annes, Lancashire, FY8 3LG**

- Extended Semi Detached Family Home
- Presented To A Very High Standard
- Close To Several Schools, Shops & Transport Links
- Open plan Dining Kitchen
- Large Through Reception
- 3 Bedrooms
- Viewing Highly Recommended

**Frank Wyles**  
and Co

**£299,500**

Leasehold  
Energy Efficiency Rating: D



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.





# 15 Lawrence Avenue, Lytham St Annes, Lancashire, FY8 3LG

## £299,500

This extended Semi Detached family home is in a prime location, being within minutes walk of several schools and local shops. Presented to a very high standard, the generous accommodation briefly comprises a large through reception, open plan dining kitchen with feature island, office, guest cloaks, 3 bedrooms and a modern bathroom. There is a driveway and private garden to the rear. Early viewing highly recommended!

Tenure: Leasehold

Council Tax: Band C

**Entrance Hall**  
Secure composite front door, radiator, ceiling cornice.

**Guest Cloaks**  
low level wc, compact wash hand basin with mixer tap, full height tiling to walls, tiled floor. Wall hung gas condenser combination boiler, extractor fan.

**Lounge**  
3.81m (12'6") x 3.46m (11'4") max  
UPVC double glazed window overlooking the front garden, feature wall hung electric fire, TV point, telephone point, ceiling cornice, radiator, Open Plan through to:

**Dining Room**  
4.05m (13'3") x 3.28m (10'9")  
Radiator, open plan to:

**Kitchen Diner**  
5.31m (17'5") x 4.43m (14'6")  
Stunning newly fitted kitchen with a matching range of base and eyelevel kitchen cabinets with feature island. Five ring induction hob with extractor hood over, 1 1/2 stainless steel sink with swan neck mixer tap, two integrated electric fan assisted ovens, integrated fridge freezer, integrated dishwasher, bifold doors leading to the rear garden, further door leading to the driveway.

**Office**  
2.29m (7'6") x 2.19m (7'2") max  
UPVC double glazed window to the side

## First Floor

**Landing**  
UPVC double glazed window, loft hatch giving access to the loft, door to:

**Bedroom 1**  
4.07m (13'4") x 3.35m (11')  
UPVC double glazed window overlooking the rear garden, two wall lights, radiator, TV point.

**Bedroom 2**  
3.46m (11'4") max x 3.34m (10'11")  
UPVC double glazed bay window overlooking the front, radiator.

**Bedroom 3**  
2.40m (7'10") x 2.26m (7'5")  
UPVC double glazed window to the front, radiator.

**Bathroom**  
Modern four piece bathroom comprising feature bath, wash hand basin in vanity unit with taps, low-level WC, shower enclosure with mixer shower, full height tiling to wall walls, tiled flooring, extractor fan, obscure UPVC double glazed window, panelled ceiling.

**Front**  
Pressed concrete driveway with off street parking for two cars, low maintenance walled front garden with artificial grass, two wall lights.

**Rear**  
Low maintenance private rear garden with Indian stone patio area, artificial grass, established borders and a raised decked area, perfect for entertaining.

