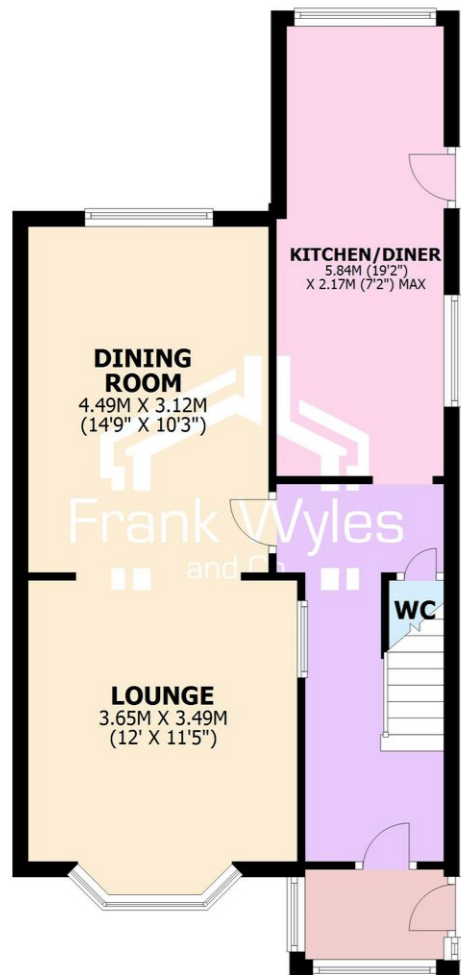
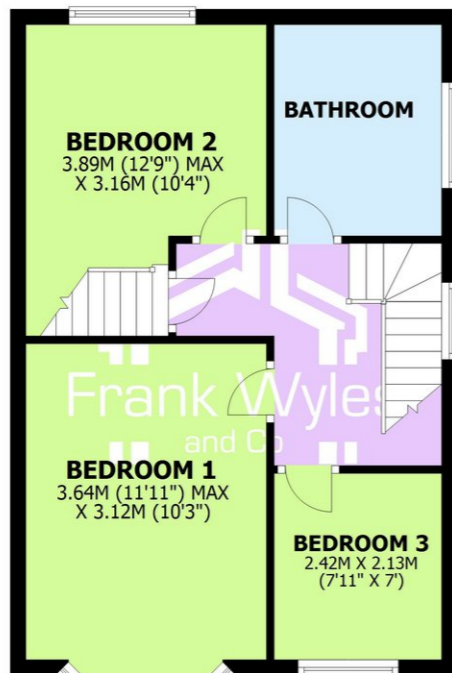


**GROUND FLOOR**  
APPROX. 52.3 SQ. METRES (562.9 SQ. FEET)



**FIRST FLOOR**  
APPROX. 43.6 SQ. METRES (469.0 SQ. FEET)



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			
		60	70



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**31 Westby Avenue, Blackpool FY4 3QL**

- Semi Detached Family Home In A Popular Location
- Large Through Reception & Kitchen Diner
- Downstairs Cloaks
- 3 Bedrooms
- Garage & Driveway
- Private Garden To The Rear
- No Onward Chain

**£162,000**  
Freehold

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.



#### Entrance Porch

Secure UPVC front door, UPVC double glazed windows, leaded glass, door to:

#### Hall

Ceiling cornice, radiator, cupboard housing gas and electricity metres, door to:

#### Dining Room 4.49m (14'9") x 3.12m (10'3")

UPVC double glazed window overlooking the rear garden, ceiling cornice, radiator, TV point, open plan to:

#### Lounge 3.65m (12') x 3.49m (11'5")

Double glazed bay window overlooking the front, radiator, ceiling cornice, feature living flame gas fire with marble hearth and wooden surround, TV point, telephone point.

#### Kitchen/Diner 5.84m (19'2") x 2.17m (7'2") max

Fitted kitchen with a matching range of base and eyelevel kitchen cabinets with complimentary countertop over, 1 1/2 stainless steel sink with drainer and mixer tap, space for gas cooker, plumbing for washing machine, space for dishwasher, space for tumble dryer, space for fridge freezer, tiled walls, UPVC double glazed windows to the side and rear, radiator, UPVC door leading to the driveway.

#### Guest Cloaks

Low-level WC, compact wall hung wash hand basin with mixer tap.

#### First Floor

##### Landing

Obscure UPVC double glazed window to the side, door to:

#### Bedroom 1 3.64m (11'11") max x 3.12m (10'3")

UPVC double glazed bay window to the front, fitted bedroom suite comprising a single and two double wardrobes, chest of drawers and bedside cabinets, TV points, radiator.

#### Bedroom 2 3.89m (12'9") max x 3.16m (10'4")

UPVC double glazed window to the rear, radiator, fitted bedroom suite comprising triple wardrobe with sliding doors, cabinets and dressing table, TV point.

#### Bedroom 3 2.42m (7'11") x 2.13m (7')

UPVC double glazed window to the front, fitted bedroom suite comprising double wardrobe, cabinets and dressing table.

#### Bathroom

Four piece suite comprising panel bath with central mixer taps, shower head attachment, low-level WC, wash hand basin with mixer tap, shower enclosure with mixer shower and adjustable shower head, radiator, storage cabinet, full height tiling to all walls, tiled flooring, obscure UPVC double glazed window.

#### Loft Room

Accessed from the landing with a space saving staircase, perfect for storage.

#### External

##### Front

Low maintenance walled block paved front garden, driveway giving off street parking for two cars leading to the single garage.

##### Rear

Low maintenance private rear garden mainly laid to lawn with borders, access to the single garage.

Nestled in a highly desirable location, this semi-detached family home offers convenient access to numerous amenities and the nearby beach, making it an ideal living choice.

The residence showcases an expansive layout that includes a large through reception, a welcoming kitchen diner, a convenient downstairs cloakroom, three comfortable bedrooms, and a well-appointed family bathroom. The property's rear garden provides a private oasis with a sunny aspect, perfect for relaxation and outdoor gatherings.

Adding to its appeal, the home includes a single garage. With the added benefit of being offered with no forward chain, early viewing is strongly recommended to fully appreciate the potential this property holds.

Tenure: Freehold

Council Tax: Band C

