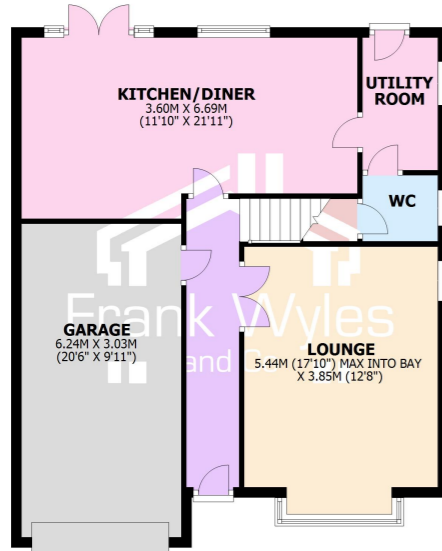
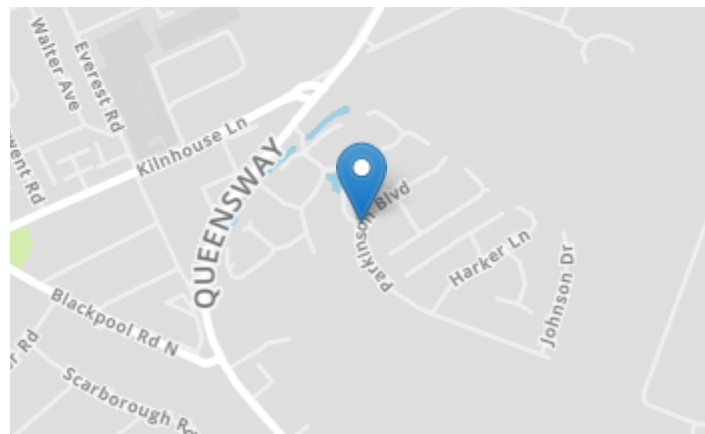
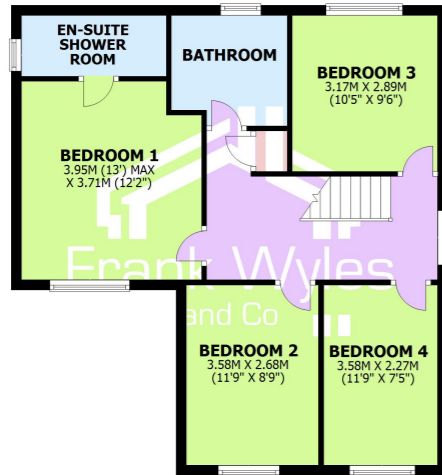


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	93
B (81-91)	84
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

GROUND FLOOR
APPROX. 77.9 SQ. METRES (838.0 SQ. FEET)



FIRST FLOOR
APPROX. 62.1 SQ. METRES (668.1 SQ. FEET)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY
01253 731 222
11 Park Street, Lytham FY8 5LU

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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.

41 Salisbury Avenue,
Lytham St Annes, Lancashire, FY8 3FS



- Detached Family Home On A Popular Development
- Presented To The Highest Standard
- Large Open Plan Kitchen / Diner
- 4 Bedrooms, 2 Bathrooms
- Enclosed Garden to the Rear
- Integral Garage & Driveway
- Viewing Essential

£395,000

Freehold
Energy Efficiency Rating: B



41 Salisbury Avenue, Lytham St Annes, Lancashire, FY8 3FS £395,000

Simply Stunning! This Modern Detached Family Home is presented to the highest standard and is situated on the very popular Richmond Point Development with all local amenities close by. The generous accommodation comprises a reception room, large open plan living dining kitchen, guest cloaks, utility and integral garage, 4 bedrooms and two bathrooms. There is an enclosed garden to the rear and off street parking to the front. Early viewing is highly recommended!

Tenure: Freehold

Council Tax: Band E

Management Fee: £360 Per Annum



Ground Floor

Entrance Hall

Radiator, tiled flooring, stairs to first floor, double doors to:

Lounge 5.44m (17'10") max into bay x 3.85m (12'8")

Double glazed window to side, double glazed bay window to front, TV point, two wall light points, coving to ceiling.

Kitchen/Diner 6.69m (21'11") x 3.60m (11'10")

Fitted with a matching range of base and eye level units with worktop space over incorporating a breakfast bar, 1+1/2 bowl sink with single drainer and mixer tap, under-unit lights, integrated fridge, freezer and dishwasher, built-in Neff appliances including oven, combi oven, and hob with extractor hood over, double glazed window to rear, radiator, tiled flooring, French doors with double glazed side panels give access to the rear garden., door to:

Utility Room 2.63m (8'8") x 1.50m (4'11")

Fitted with a matching range of base units with worktop space over, plumbing for washing machine, space for tumble dryer, double glazed window to side, radiator, tiled flooring, external door to rear, door to:

WC

Obscure double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and tiled splashback and WC, radiator, tiled flooring, door to understairs storage cupboard.

Garage 6.24m (20'6") x 3.03m (9'11")

With power and light connected, remote-controlled electric up and over door, wall mounted boiler.

First Floor

Landing

Double glazed window to side. radiator. door to storage



cupboard, door to:

Bedroom 1 3.95m (13') max x 3.71m (12'2")

Double glazed window to front, radiator, TV point, coving to ceiling, door to:

En-suite Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted shower, vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to side, tiled flooring.

Bedroom 2 3.58m (11'9") x 2.68m (8'9")

Double glazed window to front, radiator.

Bedroom 3 3.17m (10'5") x 2.89m (9'6")

Double glazed window to rear, radiator.

Bedroom 4 3.58m (11'9") x 2.27m (7'5")

Double glazed window to front, radiator.

Bathroom

Fitted with three piece suite comprising panelled shower bath with mixer tap and shower attachment, and glass screen, vanity wash hand basin with storage under and mixer tap and WC, part tiled walls, heated towel rail, extractor fan, obscure double glazed window to rear, tiled flooring.

External

Block paved driveway to the front of the property with off street parking space for a couple of vehicles and giving access to the aforementioned garage. Enclosed rear garden, mainly lawned with planted borders.

