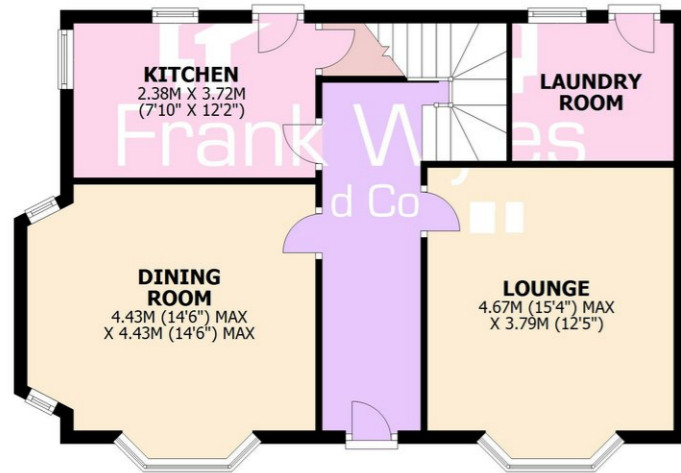
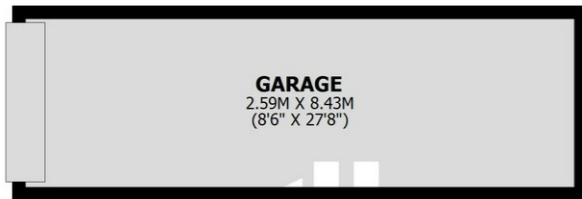




GROUND FLOOR
APPROX. 82.1 SQ. METRES (883.4 SQ. FEET)



FIRST FLOOR
APPROX. 58.0 SQ. METRES (624.8 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			
		81	45

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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.

**17 Sandhurst Avenue,
Lytham St Annes FY8 2DB**

- Double Fronted Semi Detached Family Home
- Prime Location
- Requires Some Modernisation
- 2 Receptions
- 3-4 Bedrooms
- Garage To The Rear

£265,000
Leasehold



Nestled in a highly sought-after location, this double-fronted semi-detached family home boasts easy access to the town square and is within reasonable proximity to the beach. While the property is in need of some modernisation, the property was rewired 4 years ago and windows, front and back doors replaced in 2022. This family home presents an excellent opportunity.

The accommodation features two inviting reception rooms, a fitted kitchen, and the flexibility of 3-4 bedrooms to suit your needs. A family bathroom completes the layout. The property offers a garage at the rear and enjoys gardens at both the front and side. Considering its prime location and the potential it holds, early viewing is strongly recommended.

Tenure: Leasehold
Ground Rent: £7.76 pa

Council Tax: Band D



Entrance Hall

Radiator, stairs to first floor, door to:

Lounge 4.67m (15'4") max x 3.79m (12'5")

Double glazed bay window to front, radiator, TV point, coving to ceiling, newly fitted gas fire.

Dining Room 4.43m (14'6") max x 4.43m (14'6") max

Double glazed bay window to front, two obscure double glazed windows to side, radiator, serving hatch from Kitchen, coving to ceiling, gas fire.

Kitchen 3.72m (12'2") x 2.38m (7'10")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with double drainer, space for fridge/freezer, gas point for cooker, double glazed window to side, obscure double glazed window to rear, serving hatch to Dining Room, door to storage cupboard, external door to rear.

First Floor

Landing

Obscure double glazed window to rear, radiator, door to:

Bedroom 1 4.38m (14'4") max x 3.79m (12'5")

Double glazed bay window to front, obscure double glazed window to side, radiator.

Bedroom 2 4.04m (13'3") x 2.36m (7'9")

Double glazed window to front, radiator.

Bedroom 3 2.58m (8'6") x 2.45m (8'1")

Double glazed window to side, radiator, door to:

Dressing Room / Bedroom 4 4.04m (13'3") x 3.01m (9'10")

Double glazed window to front, radiator.

Bathroom

Fitted with two piece suite comprising panelled bath with separate electric shower over and pedestal wash hand basin, part tiled walls, obscure double glazed window to rear, radiator, built-in airing cupboard housing, hot water tank with slatted shelving.

WC

Obscure double glazed window to rear, WC, part tiled walls.

Laundry Room

Plumbing for washing machine, space for tumble dryer, obscure double glazed window to rear, floor mounted boiler with pedestal wash hand basin.

Garage 8.43m (27'8") x 2.59m (8'6")

Up and Over Door

