



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			
		69	82



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52 Headroomgate Road, Lytham St Annes FY8 3BG

- Presented to a Very High Standard
- Viewing Essential
- Semi Detached Family Home in a Prime Location
- Separate Office / Studio
- Large Reception & Dining Kitchen
- 3 Bedrooms (Originally 4)

£374,950
Leasehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
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Not To Be Missed! This deceptively spacious semi detached family home is in a very popular location, being just a short walk to shops and several schools. Presented to the highest standard in large gardens, the accommodation consists of a large reception, modern kitchen diner, utility/wc, 3 bedrooms (originally 4) and a lovely family bathroom. The garage has been converted into a fantastic studio / home office or gym. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band C



Entrance Porch Secure UPVC double glazed front door, tiled flooring, wall light, door to:

Hall Open hallway, double storage cupboard, UPVC double glazed window to the side, radiator, further storage cupboard housing metres, door to:

Lounge / Dining Room 9.15m (30') x 4.63m (15'2")

Large reception room spanning the depth of the property, UPVC double glazed bow window to the front, UPVC double glazed patio doors leading to the rear garden, radiator, ceiling cornice, TV point, telephone point, feature hole in the wall living flame gas fire with remote control.

Kitchen Diner 5.07m (16'8") x 3.79m (12'5") max

Stunning Open Plan kitchen with white high gloss base and eyelevel kitchen cabinets with complimentary black quartz countertops, 1 1/2 stainless steel sink with mixer tap, integrated Neff double oven, integrated Neff microwave, integrated dishwasher, radiator, UPVC double glazed windows to the side and rear, door leading to the dining area of the main reception, door to:

Utility / WC Obscure UPVC double glazed window, low-level WC, wash hand basin with mixer tap in vanity units, heated towel rail, plumbing for washing machine, space for tumble dryer.

First Floor

Bedroom 1 4.67m (15'4") x 4.62m (15'2")

UPVC double glazed window overlooking the front, TV point, radiator.

Bedroom 2 4.83m (15'10") x 3.41m (11'2")

Two bedrooms knocked into one, 2UPVC double glazed windows overlooking the rear garden, radiator.

Bathroom Modern four piece suite comprising freestanding bath with taps and shower attachment, wash hand basin and vanity unit with mixer tap, low-level WC with hidden cistern, double shower with glass shower screen, fixed showerhead, further shower attachment.

Bedroom 3 3.00m (9'10") x 2.71m (8'11")

UPVC double glazed window overlooking the front, radiator.

External

Front Low maintenance front garden, driveway giving offstreet parking for several cars.

Rear Large grey slate porcelain tiled patio accessed from the dining area, leading to the lawn. Further grey slate Patio to the rear with pergola, perfect for entertaining.

Studio / Office 3m x 4.3m

Wall mounted electric heater, UPVC double glazed patio doors opening onto the patio, low-voltage spotlights, power points. Perfect for a home gym / studio / office. Electric roller shutter garage door, still giving storage for bikes etc.

