



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	81



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22 Bartle Road, Lytham St Annes FY8 3JP

- Deceptively Spacious Semi Detached Property
- Presented to a Very High Standard
- Large Reception
- 4 Bedrooms, 2 Bathrooms
- Private Gardens & Garage
- Viewing Highly Recommended

Offers in excess of £299,950

Leasehold

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.



Ground Floor Entrance Hall
Radiator, stairs to first floor, door to:

Lounge 4.81m (15'10") max into bay x 3.35m (11')
Double glazed box bay window to front, radiator, TV point, wood burning stove with glass door in chimney.

Sitting Room (Bedroom 4) 4.08m (13'5") x 3.35m (11')
Radiator, TV point, double glazed French doors with double glazed side panels to rear garden.

Kitchen 5.48m (18') x 4.00m (13'2")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, integrated, space for fridge/freezer, built-in double oven, built-in hob with extractor hood over, three double glazed windows to rear, double glazed window to side, radiator, TV point, double glazed French doors to rear garden.

Bedroom 3 3.02m (9'11") x 2.73m (9')
Double glazed window to front, radiator.

Bathroom Fitted with three piece suite comprising panelled bath with separate shower over, mixer tap and glass screen, vanity wash hand basin with storage under and mixer tap and WC, full height tiling to all walls, heated towel rail, two obscure double glazed windows to side, tiled flooring.

First Floor Landing
Double glazed window to side, door to:

Bedroom 1 5.05m (16'7") max x 3.35m (11')
Double glazed window to rear, radiator, TV point, built-in wardrobes with sliding doors, door to:

En-suite Shower Room
Fitted with three piece suite comprising shower enclosure with fitted shower, wall mounted vanity wash hand basin with storage under and mixer tap, and WC, part tiled walls, heated towel rail, extractor fan, tiled flooring.

Bedroom 2 4.00m (13'2") x 2.40m (7'11")
Double glazed window to rear, radiator.

External Driveway leading to single garage with up-and-over door, courtesy door to rear garden. Well maintained gardens to the front and enclosed side and rear of the property with lawned and paved areas.

This deceptively spacious Semi Detached Family Home is in a quiet location, yet a few minutes walk to several schools and shops. Well presented throughout, the accommodation consists of a large reception, a large open plan living dining kitchen, 4 bedrooms and 2 bathrooms. There are private gardens to the front, side and rear and a garage with a driveway. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band C

