



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			
		66	74



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## 38 Mayfield Road, Lytham St. Annes FY8 2DP

- Extended Semi Detached Family Home
- Prime Location & Presented To The Highest Standard
- 2 Receptions & Large Open Plan Living Dining Kitchen
- 3 Bedrooms Plus Loft Room, 2 Bathrooms
- Private Sunny Garden To The Rear
- Early Viewing Is Highly Recommended

**£380,000**  
Freehold

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This semi-detached family home is an exquisite example of contemporary living. It is impeccably presented and has been extended to provide exceptional living space. Positioned in proximity to several schools, shops, and local amenities, it offers a convenient lifestyle.

The accommodation is both spacious and stylish. It comprises two receptions, a stunning open-plan living and dining area integrated with the kitchen, a utility room and a downstairs shower room.

Moving to the upper level, you'll discover 3 generous double bedrooms and a loft room, each providing ample space and comfort. There's also a further family bathroom designed with modern fixtures and finishes.

Outside, the property boasts an immaculate garden to the rear, creating an inviting outdoor space for relaxation and entertainment.

This property offers a luxurious and practical lifestyle with its contemporary design and sought-after location. Early viewing is highly recommended to fully appreciate all it has to offer.

Tenure: Freehold

Council Tax: Band D



**Entrance Hall** Secure composite front door, 2 UPVC leaded double glazed windows to the side, ceiling cornice, cupboard housing metres, radiator, tiled flooring, door to:

**Lounge** 3.56m (11'8") max x 3.41m (11'2") UPVC double glazed leaded bay window overlooking the front garden, ceiling cornice, window seat, fitted cabinets and shelves either side of the fireplace, feature living flame gas fire with marble hearth and surround, radiator, TV point, telephone point.

**Living Room** 6.33m (20'9") x 3.01m (9'11") Lovely extended room with a UPVC double glazed window overlooking the rear garden and a Velux window, two radiators, ceiling cornice, two wall lights, inset living flame gas fire.

**Dining Kitchen** 6.18m (20'3") max x 4.97m (16'4") The standout feature of this property is the stunning open-plan dining kitchen. It boasts a well-designed layout, featuring a matching range of base and high-level kitchen cabinets with a complementary granite countertop. The kitchen is equipped with a 1 1/2 stainless steel sink with a mixer tap, a gas hob with an extractor hood above, integrated fan-assisted electric oven and microwave, and an integrated dishwasher. There's also ample space for an American-style fridge-freezer.

The kitchen's breakfast bar, with seating for four, offers a wonderful spot for casual dining. The space is brightened by Velux windows and a UPVC double-glazed window overlooking the rear garden. Additionally, a secure UPVC door provides access to the side of the property, while UPVC double-glazed sliding patio doors lead out to the garden. This room is not only stylish but also highly functional, making it a true highlight of the home.

**Shower Room** Stunning three-piece suite comprising shower enclosure with mixer shower, fixed and adjustable shower head, RAK wash handbasin with mixer tap, wall hung vanity unit, low-level WC, radiator, extractor fan, full height tiling to all walls, tiled flooring, obscure UPVC double glazed window.

**Utility** Fitted base and eyelevel kitchen cabinets, plumbing for washing machine, space for dishwasher, wall hung Worcester gas boiler.

#### First Floor

**Bedroom 1** 2.91m (9'7") x 2.71m (8'11") max UPVC double glazed leaded bay window overlooking the front garden, storage cupboard, radiator, ceiling cornice, Open Plan to:

**Dressing Room** 2.67m (8'9") x 2.35m (7'9") UPVC leaded double glazed window, fitted suite comprising six wardrobes, chest of drawers and dressing table.

**Bedroom 2** 3.82m (12'6") x 3.02m (9'11") UPVC double glazed window overlooking the rear garden, radiator, fitted bedroom suite comprising two triple wardrobes, chest of drawers.

**Bedroom 3** 3.56m (11'8") x 3.44m (11'3") UPVC leaded double glazed window overlooking the front, Velux window, vaulted ceiling, fitted bedroom suite comprising a triple and double wardrobe and dressing table, radiator.

**Bathroom** Three-piece suite comprising feature bath with central taps, wash hand basin with mixer tap in wall hung vanity unit, wall hung WC with hidden cistern, heated towel rail, full height tile to all walls, tiled floor, two obscure UPVC double glazed windows

#### Second Floor

**Bedroom 4** 4.76m (15'7") x 4.06m (13'4") Feature glass balustrade, Velux window, electric radiator, access to eaves storage.

#### External

**Front** Low maintenance wall front garden with block paved driveway giving off street parking for several cars leading to the garage.

**Rear Garden** Immaculate private rear garden with a sunny aspect, composite decking, perfect for entertaining. Low maintenance artificial lawn with established borders, Summer house to the back overlooking a tranquil water feature, bike store and covered BBQ area.

