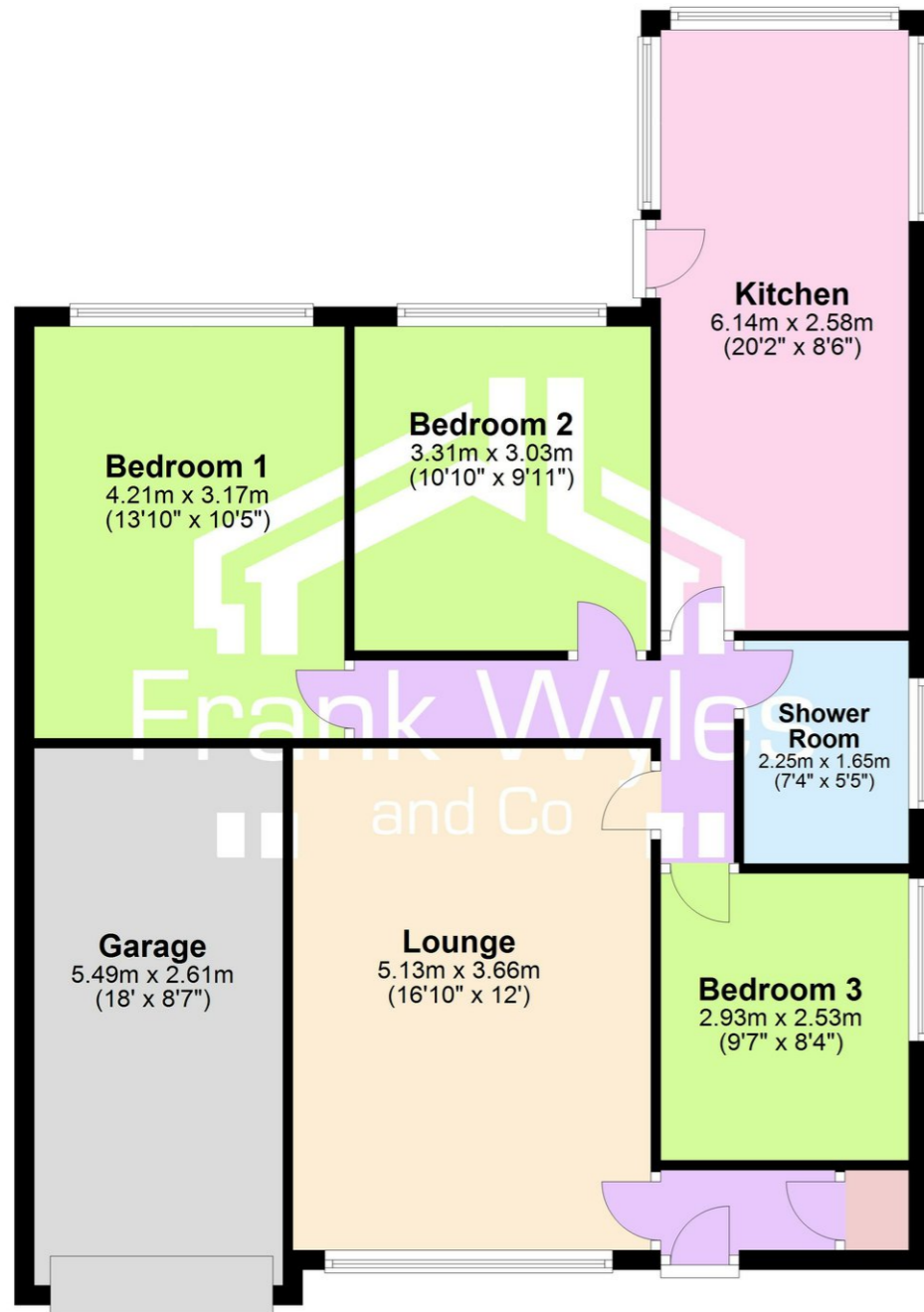


**Ground Floor**  
Approx. 92.9 sq. metres (999.8 sq. feet)



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			
		59	81

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**91 Pilling Avenue, Lytham St Annes FY8 3QP**

- Detached True Bungalow
- Popular Location Close To Amenities
- 3 Bedrooms
- Reception & Large Kitchen Diner
- Private Garden To The Rear
- No Onward Chain

**£235,000**  
Freehold

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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.





Located in a sought-after and peaceful area, this detached true bungalow offers a prime opportunity for potential buyers. Although some modernization is needed, the property holds significant potential for improvement.

The bungalow features spacious accommodation, including a reception room and a generously sized open plan dining kitchen. With three bedrooms and a family bathroom, the property can comfortably accommodate a family.

To the rear, there is a sizable private garden, providing an ideal space for outdoor entertaining. A garage and driveway offer convenient parking options.

Being offered with no forward chain, early viewing is strongly recommended to fully appreciate the potential and charm this property has to offer.

Tenure: Freehold

Council Tax: Band D

**Porch** Tiled flooring, door to storage cupboard, door to:

**Lounge** 5.13m (16'10") x 3.66m (12') Double glazed window to front, radiator, TV point, coving to ceiling, coal effect gas fire, door to:

**Hallway** Door to:

**Kitchen** 6.14m (20'2") x 2.58m (8'6") Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, integrated fridge and washing machine, built-in double oven, built-in hob with pull out extractor hood over, two double glazed windows to side, double glazed window to rear, radiator, tiled flooring, wall mounted boiler, door to rear garden.

**Bedroom 1** 4.21m (13'10") x 3.17m (10'5") Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator.

**Bedroom 2** 3.31m (10'10") x 3.03m (9'11") Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator.

**Bedroom 3** 2.93m (9'7") x 2.53m (8'4") Double glazed window to side, fitted bedroom suite with a range of wardrobes, radiator.

**Shower Room** 2.25m (7'4") x 1.65m (5'5") Fitted with three piece suite with shower cubicle with fitted shower, vanity wash hand basin with storage under and mixer tap, and WC, extractor fan part tiled walls, obscure double glazed window to side, tiled flooring.

#### External

**Front** Mainly laid to lawn, paved driveway with off street parking space and leading to:

**Garage** 5.49m (18') x 2.61m (8'7") With power and light connected, Up and over door.

**Rear** The property boasts a generously sized private garden at the rear, primarily laid to lawn and featuring a patio area. This well-appointed outdoor space provides an ideal setting for entertaining.

