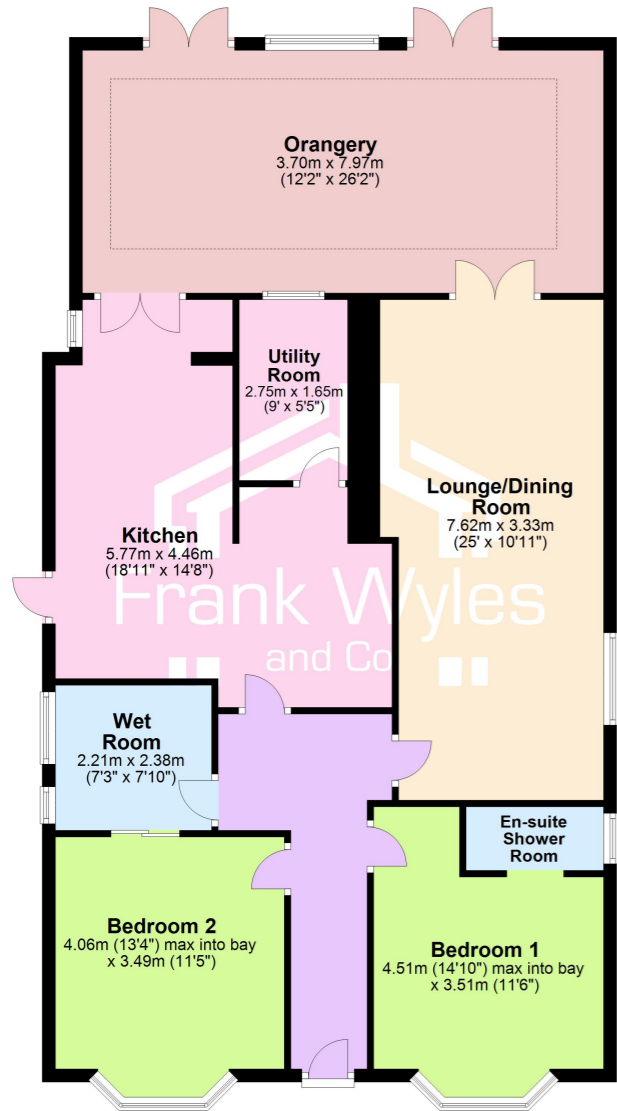


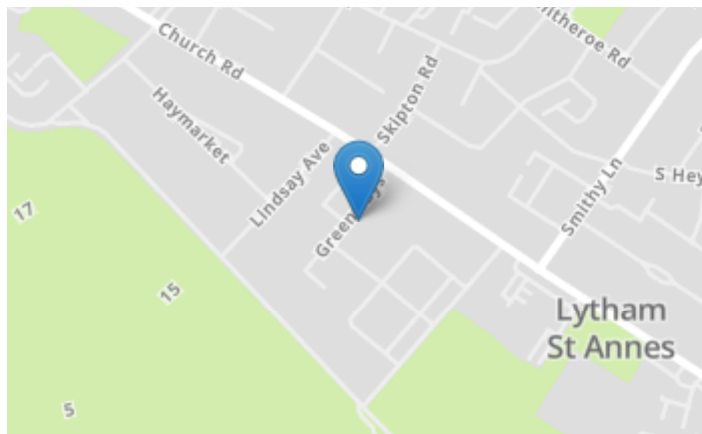
Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	74
E (39-54)	62
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

Ground Floor

Approx. 128.2 sq. metres (1379.8 sq. feet)



Total area: approx. 128.2 sq. metres (1379.8 sq. feet)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY

01253 731 222
11 Park Street, Lytham FY8 5LU

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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.

28 Greenways,
Lytham St Annes, Lancashire, FY8 3LY



- Double Fronted Detached True Bungalow
- Presented To The Highest Standard
- 2 Large Receptions & Modern Fitted Dining Kitchen
- 2 Double Bedrooms
- 2 Shower Rooms
- Great Sized Gardens To The Rear
- Viewing Essential

£379,950

Freehold
 Energy Efficiency Rating: D



28 Greenways,

Lytham St Annes, Lancashire, FY8 3LY

£379,950

A Must See! This Double Fronted Detached True Bungalow is set in a prime location, being just a short walk to Royal Lytham Golf Course and within easy access of St. Annes square. The property is presented to a very high standard and sits in great sized gardens. The generous accommodation comprises a modern fitted kitchen, 2 large receptions, 2 double bedrooms and 2 shower rooms. Early viewing is highly recommended!

Council Tax: Band D

Tenure: Freehold



Ground Floor

Entrance Hall

Radiator, door to:

Lounge/Dining Room 7.62m (25') x 3.33m (10'11")
Double glazed window to side, two radiators, TV point, coving to ceiling, decorative fireplace, double doors to:

Orangery 7.97m (26'2") x 3.70m (12'2")
Double glazed window to rear, glazed roof lantern, two double doors to rear garden, double doors to:

Kitchen 5.77m (18'11") x 4.46m (14'8")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, under-unit lights, plumbing for dishwasher, space for American style fridge/freezer, space for drinks fridge, built-in double oven, built-in five ring gas hob with extractor hood over, double glazed window to side, radiator, external door to side, door to:

Utility Room 2.75m (9') x 1.65m (5'5")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator.

Bedroom 1 4.51m (14'10") max into bay x 3.51m (11'6")
Double glazed bay window to front, radiator, coving to ceiling, fitted bedroom suite with a range of wardrobes, opening to:

En-suite Shower Room

Fitted with three piece suite comprising shower enclosure with fitted shower, vanity wash hand basin with storage under and mixer tap, and WC, part tiled walls, heated towel rail, extractor fan, double glazed window to side.

Bedroom 2 4.06m (13'4") max into bay x 3.49m (11'5")
Double glazed bay window to front, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling, sliding door, door to:

Wet Room

Fitted with three piece suite comprising shower area with fitted twin head shower and glass screen, wall mounted 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, additional door from entrance hall.

External

Driveway with off street parking space for several vehicles and leading to a brick-built garage with power and light.

Gardens

Low maintenance front garden with established borders.

Rear Garden

Large private garden mainly laid to lawn with established borders, 3 Indian Stone patio areas, feature fish pond towards the rear.

