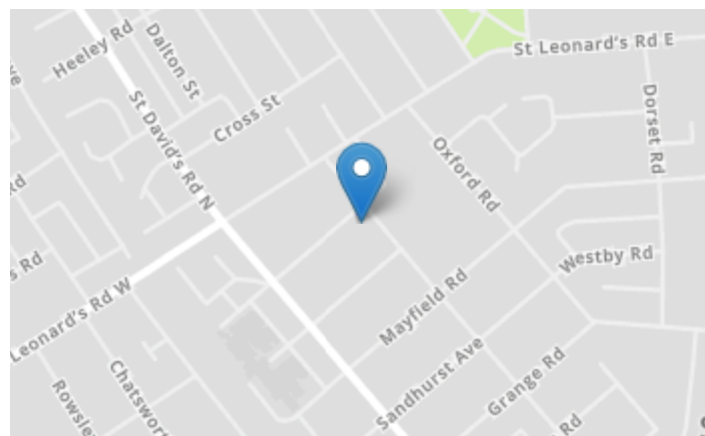
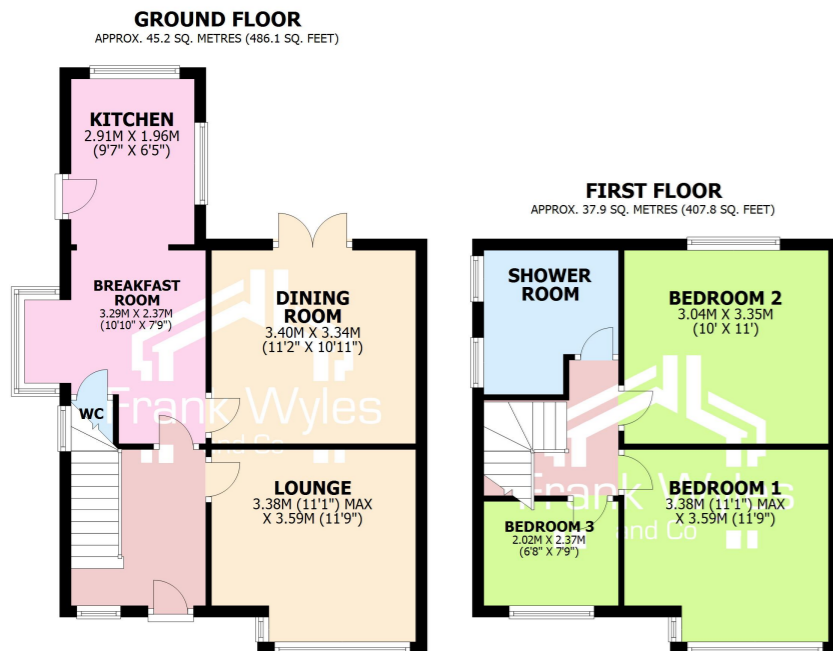


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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**53 St Patricks Road North,**  
Lytham St Annes, Lancashire, FY8 2HB

- Semi Detached Family Home in a Prime Location
- Close To Schools
- 2 Reception Rooms
- 3 Bedrooms
- Enclosed Courtyard Garden To The Rear
- No Onward Chain



**£175,000**

Leasehold  
Energy Efficiency Rating: D



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(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 no authority to make or give any representation or warranty whatever in relation to this property.





## 53 St Patricks Road North,

Lytham St Annes, Lancashire, FY8 2HB

**£175,000**

This chain free semidetached family home is in a prime location, being just a very short stroll to several schools and local shops. The beach is also close by. Accommodation briefly comprises two reception rooms, a fitted kitchen with further breakfast room, three bedrooms and a family bathroom. There is an enclosed courtyard to the rear with offstreet parking to the front. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band C



### Entrance Hall

Secure composite front door, ceiling cornice, radiator, under stairs storage cupboard housing metres, door to:

### Lounge

3.59m (11'9") x 3.38m (11'1") max

UPVC double glazed bay window overlooking the front, radiator, ceiling cornice, telephone point.

### Dining Room

3.40m (11'2") x 3.34m (10'11")

UPVC double glazed patio doors leading to the courtyard garden, ceiling cornice, radiator, TV point, feature electric fireplace with wooden surround.

### Breakfast Room

3.29m (10'10") x 2.37m (7'9")

UPVC double glazed box window to the side, radiator, fitted kitchen cabinets with complimentary countertop over integrated electric oven, Open Plan to:

### Kitchen

2.91m (9'7") x 1.96m (6'5")

Fitted kitchen with matching range of base and eyelevel kitchen cabinets with complimentary countertop over, stainless steel sink with drainer and mixer tap, pouring gas hob with extractor hood over, plumbing for washing machine, space for under counter fridge, wall hung gas combination boiler, 2UPVC double glazed windows, secure rear door leading to the lean to.

### WC

Low-level WC, UPVC double glazed window.

## First Floor

### Landing

UPVC double glazed window to the side, loft hatch giving access to the loft, door to:

### Bedroom 1

3.59m (11'9") x 3.38m (11'1") max

UPVC double glazed window to the front, two double fitted wardrobes, radiator.

### Bedroom 2

3.35m (11') x 3.04m (10')

UPVC double glazed window to the rear, radiator fitted wardrobes.

### Bedroom 3

2.37m (7'9") x 2.02m (6'8")

UPVC double glazed window to the front, radiator.

### Shower Room

Three-piece suite comprising shower enclosure with mixer shower and adjustable showerhead, wash hand basin with taps, low-level WC, storage cupboard, two opaque UPVC double glazed windows, radiator, part tiled walls.

## External

### Front

Indian stone paved front giving offstreet parking for three cars, gravel borders.

### Courtyard garden

Low maintenance enclosed courtyard garden with Indian stone patio, gravel borders.

### Lean to / storage

Large storage area which wraps around the kitchen giving access to both the driveway and courtyard garden.

