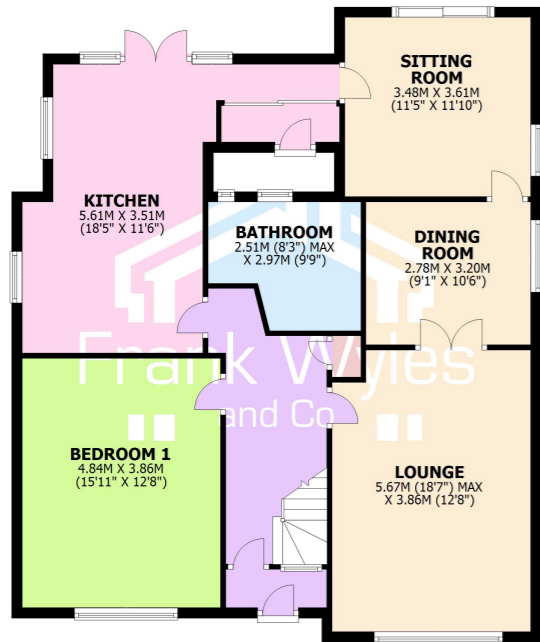


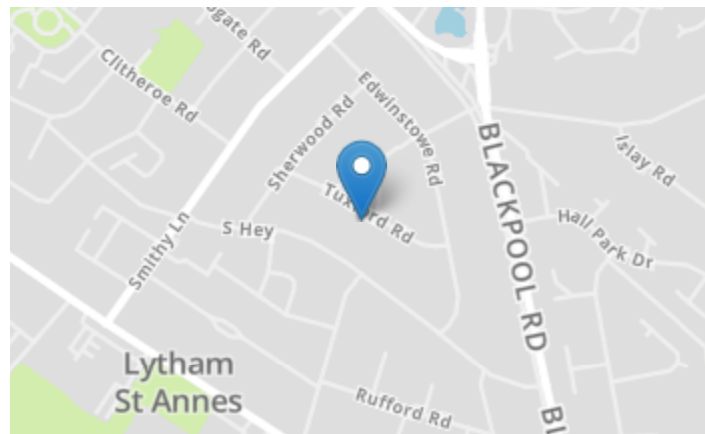
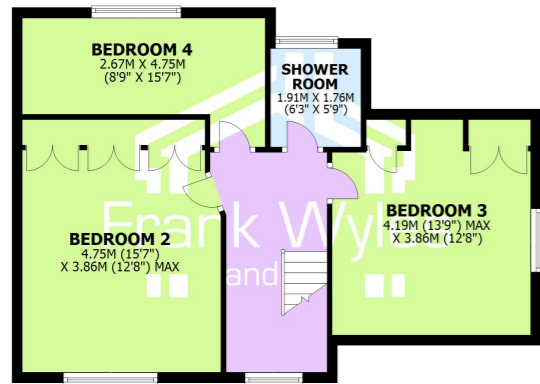
Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	76
D (55-68)	67
E (39-54)	
F (21-38)	
G (1-20)	

Not energy efficient - higher running costs
England, Scotland & Wales

GROUND FLOOR
APPROX. 105.3 SQ. METRES (1133.6 SQ. FEET)



FIRST FLOOR
APPROX. 57.6 SQ. METRES (619.5 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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46 Tuxford Road,
Ansdell, Lytham St Annes, FY8 4BH

- Deceptively Spacious Detached Four Bedroom Chalet Style House
- Lounge, Dining Room, & Sitting Room
- Downstairs Double Bedroom & Gorgeous Bathroom
- Three Further Bedrooms & Shower Room To First Floor
- Positioned On Larger Than Average Plot With Beautiful South Facing Garden
- Off Road Parking, Driveway & Single Garage
- Available With No Onward Chain



£425,000

Freehold
Energy Efficiency Rating: D



46 Tuxford Road, Ansdell, Lytham St Annes, FY8 4BH

£425,000

Fantastic Detached Four Bedroom Chalet Style House Offering Deceptively Spacious Accommodation & Positioned On A Larger Than Average Plot With A Beautiful South Facing Garden. The Accommodation Briefly Comprises: Lounge With Log Burner, Dining Room, Sitting Room, Good Sized Kitchen, Large Double Bedroom & Gorgeous Bathroom To The Ground Floor Plus Two Large Doubles, A Further Double Bedroom/Office & Modern Shower Room To The First Floor. There Is Off Road Parking To The Front For Several Vehicles, A Driveway, Single Garage And A Stunning Garden! Located Within Easy Reach Of Ansdell's Independent Shops & Transport Links, Fairhaven Lake Plus Lytham Centre & Green, This Is A Must See To Fully Appreciate The Accommodation On Offer. The Property Also Has The Added Bonus Of Being Chain Free!

Council Tax Band: D

Tenure: Freehold



Ground Floor

Porch

Double glazed door front. Inner door to:

Entrance Hall

Window to front. Radiator. Stairs to first floor. Door to storage cupboard. Doors leading to the following rooms:

Lounge 5.67m (18'7") max x 3.86m (12'8")

Double glazed window to front. Radiator. Feature media wall with space for TV and sound bar, and inset wood burning stove. Double doors to:

Dining Room 3.20m (10'6") x 2.78m (9'1")

Double glazed window to side. Radiator. Decorative coving to ceiling. Door to:

Sitting Room 3.61m (11'10") x 3.48m (11'5")

Obscure double glazed window to side. Radiator. TV point. Patio door to rear garden. Door to:

Kitchen 5.61m (18'5") x 3.51m (11'6")

Two obscure double glazed windows to side and two double glazed windows to rear. Fitted with a matching range of high gloss base and eye level units with worktop space over incorporating a breakfast bar. 1+1/2 bowl sink with single drainer, mixer tap, and waste disposal. Integrated dishwasher, and American style fridge/freezer. Built-in microwave and two built-in Neff ovens and hob with extractor hood over. Radiator and heated towel rail. French doors to rear garden. Built in utility cupboard with plumbing for washing machine and space for tumble dryer, and housing wall mounted boiler and hot water cylinder.

Bedroom One 4.84m (15'11") x 3.86m (12'8")

Double glazed window to front. Fitted bedroom suite with a range of wardrobes. Radiator. TV point. Coving to ceiling.

Bathroom 2.97m (9'9") x 2.51m (8'3") max

two obscure double glazed windows to rear. Fitted with three piece suite comprising freestanding bath with telephone style mixer tap, wall mounted twin vanity wash hand basin with mixer tap and storage under, and WC. Part tiled walls. Radiator and heated towel rail. Tiled flooring.

First Floor

Landing

Double glazed window to front. Hatch leading to loft with drop down ladder. Doors leading to the following rooms:

Bedroom Two 4.75m (15'7") x 3.86m (12'8") max

Double glazed window to front. Fitted bedroom suite with a range of wardrobes. Radiator.

Bedroom Three 4.19m (13'9") max x 3.86m (12'8")

Double glazed window to side. Fitted bedroom suite with a range of wardrobes. Radiator.

Bedroom Four 4.75m (15'7") x 2.67m (8'9")

Double glazed window to rear. Radiator.

Shower Room

Obscure double glazed window to rear. Fitted with three piece suite comprising shower cubicle with fitted shower, vanity wash hand basin with mixer tap and storage under, and WC. Heated towel rail, electric fan heater, and extractor fan.

External

Front

Gravelled off road parking for several cars to front and double gates leading to block paved driveway/additional garden space leading to:

Garage

Up-and-over door. Courtesy door to rear garden. Power and light.

Rear Garden

Beautifully maintained south facing lawned garden with hedge and shrub borders, patio area and barbeque area. Hot tub.

