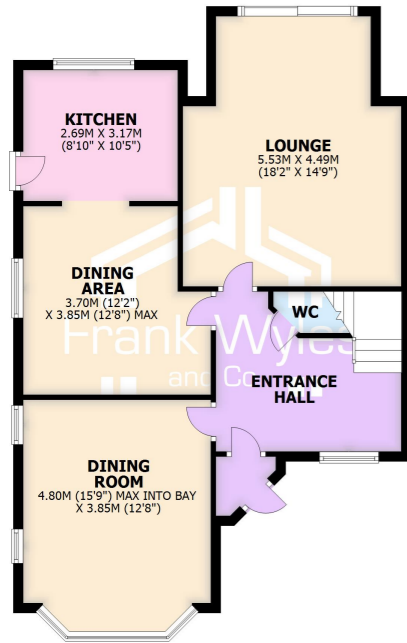


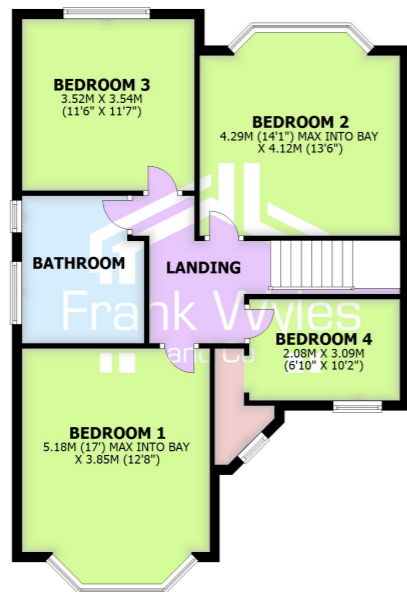
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



GROUND FLOOR
APPROX. 76.9 SQ. METRES (827.7 SQ. FEET)



FIRST FLOOR
APPROX. 71.7 SQ. METRES (771.7 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

sales@frankwyles.com lytham@frankwyles.com

www.frankwyles.com

facebook.com/frankwyles [@frankwyles](https://twitter.com/frankwyles)

See all our properties at [OnTheMarket.com](https://www.onthemarket.com)

24 Cavendish Road,
Lytham St Annes, Lancashire, FY8 2PX

- Large Semi Detached Family Home
- 2 Reception Rooms
- Fitted Dining Kitchen
- 4 Bedrooms
- Stunning Rear Garden
- Garage & Driveway
- Early Viewing Highly Recommended



£395,000

Leasehold
Energy Efficiency Rating: C



Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
(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.



24 Cavendish Road, Lytham St Annes, Lancashire, FY8 2PX £395,000

This well presented semi detached family house is in a prime location, being just a short stroll from the sea front and within easy access of St. Annes Square. The accommodation comprises two reception rooms, a fitted dining kitchen, four bedrooms and a bathroom. There is a driveway and garage. The large well stocked private rear garden has a sunny aspect and is immaculate. This property is a Must See! Early viewing highly recommended.

Tenure: Leasehold

Council Tax: Band E



Ground Floor

Porch

Door to:

Entrance Hall

Obscure double glazed window to front, radiator, stairs to first floor, door to:

Lounge

5.53m (18'2") x 4.49m (14'9")

Radiator, TV point, coving to ceiling, coal effect gas fire, patio door to rear garden.

Dining Room

4.80m (15'9") max into bay x 3.85m (12'8")

Double glazed bay window to front, two obscure double glazed windows to side, radiator, two wall light points, coving to ceiling, fireplace with marble inset and hearth.

Dining Area

3.85m (12'8") max x 3.70m (12'2")

Double glazed window to side, radiator, fitted with a matching range of units and storage cupboards, space for fridge/freezer, open plan to:

Kitchen

3.17m (10'5") x 2.69m (8'10")

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, plumbing for washing machine and dishwasher, space for tumble dryer, built-in oven, built-in hob with pull out extractor hood over, double glazed window to rear, external door to side.

WC

Fitted with two piece suite comprising wash hand basin and wc.

First Floor

Landing

Radiator, door to:

Bedroom 1

5.18m (17') max into bay x 3.85m (12'8")

Double glazed bay window to front, fitted bedroom suite with a range of wardrobes, radiator.

Bedroom 2

4.29m (14'1") max into bay x 4.12m (13'6")

Double glazed bay window to rear, fitted bedroom suite with a range of wardrobes, radiator.

Bedroom 3

3.54m (11'7") x 3.52m (11'6")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling.

Bedroom 4

3.09m (10'2") x 2.08m (6'10")

Double glazed window to front, radiator, access to storage area with double glazed window.

Bathroom

Wet room, fitted with four piece suite comprising jacuzzi bath with hand shower attachment and mixer tap, inset wash hand basin with storage under and mixer tap, shower area with fitted shower and glass screen, and WC, full height tiling to all walls, heated towel rail, extractor fan, two obscure double glazed windows to side.

External

Block paved driveway with off street parking for multiple vehicles and leading to a brick-built garage with up-and-over door. Good sized, mature rear garden with paved patio and lawn with mature planted borders, space for summerhouse and garden shed.

