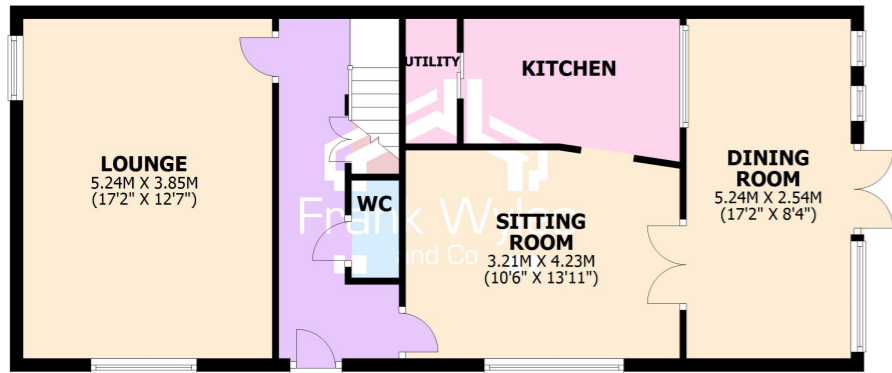


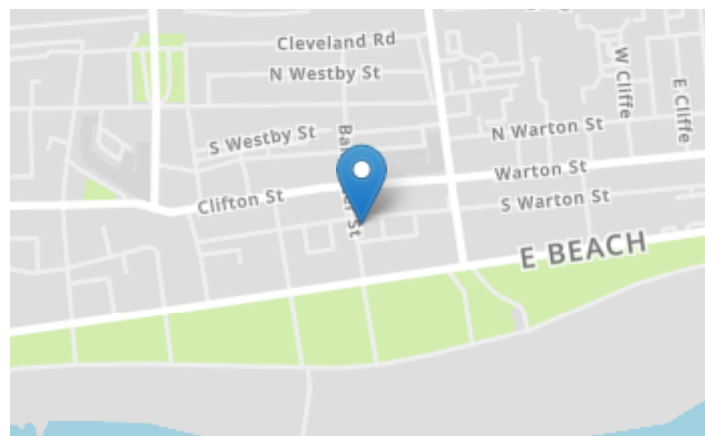
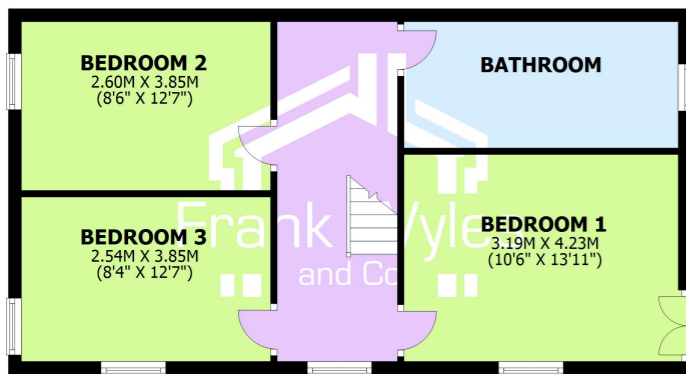
| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient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



GROUND FLOOR
APPROX. 66.9 SQ. METRES (720.4 SQ. FEET)



FIRST FLOOR
APPROX. 53.1 SQ. METRES (571.5 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

rightmove See all our properties at onTheMarket.com

12 Bannister Street,
Lytham, FY8 5HQ

- Traditional Double Fronted End Of Terrace Cottage
- Located In The Heart Of Lytham
- Lounge, Sitting Room & Dining Room
- Kitchen, Utility & WC
- Three Bedrooms & Bathroom
- Available With No Onward Chain



£399,950

Freehold
Energy Efficiency Rating: D



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.



12 Bannister Street,

Lytham, FY8 5HQ

£399,950

Delightful Traditional Double Fronted End Of Terrace Cottage Located In The Heart Of Lytham. The Deceptively Spacious Accommodation Comprises Lounge, Sitting Room, Dining Room, Kitchen, Utility, Downstairs WC, Three Bedrooms & Bathroom Plus A Court Yard Garden Providing Off Road Parking If Required. Available With No Onward Chain, This Is A Must See To Fully Appreciate!

Tenure: Freehold

Council Tax Band: D

Ground Floor

Entrance Hall

Radiator. Stairs to first floor. Built-in storage cupboard. Doors leading to following rooms:

WC

Fitted with two piece suite comprising wall mounted wash hand basin with tiled splashback, and WC. Extractor fan. Tiled flooring.

Lounge 5.24m (17'2") x 3.85m (12'7")

Double glazed window to side and double glazed window to front. Coal effect gas fire with marble inset and hearth. Radiator. TV point. Decorative coving to ceiling.

Sitting Room 4.23m (13'11") x 3.21m (10'6")

Double glazed window to front. Radiator. TV point. Door to Kitchen. Double doors to:

Dining Room 5.24m (17'2") x 2.54m (8'4")

Two double glazed windows to side. Two radiators. Double glazed patio doors to court yard.

Kitchen 3.34m (10'11") x 2.07m (6'9")

Window to side. Fitted with a matching range of base and eye level units with worktop space over incorporating a sink with single drainer and mixer tap. Under-unit lights. Integrated fridge and dishwasher. Space for fridge/freezer. Built-in double oven and five ring gas hob with extractor hood over. Door to:

Utility 1.93m (6'4") x 0.79m (2'7")

Extractor fan. Plumbing for washing machine and space for tumble dryer.

Door to:

First Floor

Landing

Double glazed window to front. Wall mounted electric heater. Doors leading to:

Bedroom 1 4.23m (13'11") x 3.19m (10'6")

Double glazed window to front. Fitted bedroom suite with a range of wardrobes. Wall mounted wash hand basin with mixer tap and tiled splashback. Radiator. Double doors to Juliet balcony.

Bedroom 2 3.85m (12'7") x 2.60m (8'6")

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

Bedroom 3 3.85m (12'7") x 2.54m (8'4")

Double glazed window to side and double glazed window to front. Radiator.

Bathroom

Obscure double glazed window to side. Fitted with four piece suite comprising jacuzzi bath with separate electric shower over and mixer tap, pedestal wash hand basin with mixer tap, shower enclosure with fitted shower, and WC. Part tiled walls. Heated towel rail and electric fan heater. Built-in cupboard housing wall mounted combination boiler.

External

Court yard to side with sunny aspect. Roller door providing off road parking if required.

