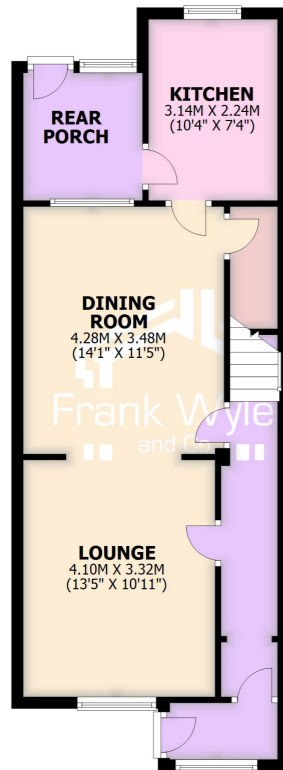


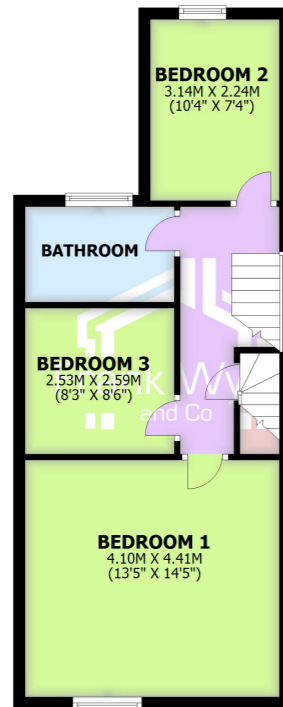
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



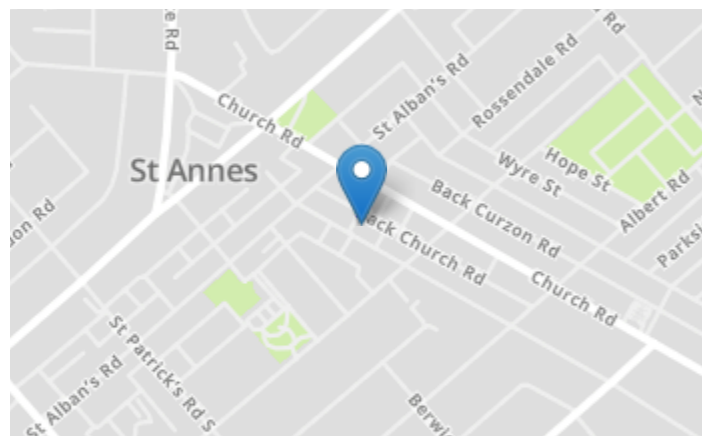
GROUND FLOOR
APPROX. 51.6 SQ. METRES (555.6 SQ. FEET)



FIRST FLOOR
APPROX. 44.6 SQ. METRES (479.9 SQ. FEET)



SECOND FLOOR
APPROX. 19.1 SQ. METRES (205.4 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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42 Holmefield Road,
Lytham St Annes, Lancashire, FY8 1YF

- Mid Terraced Family Home
- Large Through Reception
- 3 Bedrooms and Study
- South Facing Rear Garden
- Early Viewing Highly Recommended



£175,000

Leasehold
Energy Efficiency Rating: C



42 Holmefield Road, Lytham St Annes, Lancashire, FY8 1YF £175,000

This deceptively spacious mid terraced property is in a very popular location, being just a short walk from shops and several schools. The accommodation comprises a large through reception, fitted kitchen and utility, three bedrooms and family bathroom. There is a south facing enclosed garden to the rear. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band B



Ground Floor

Porch

Upvc construction with double glazed windows, door to:

Entrance Hall

Stairs to first floor, door to:

Lounge

4.10m (13'5") x 3.32m (10'11")

Double glazed window to front, radiator, TV point, open plan to:

Dining Room

4.28m (14'1") x 3.48m (11'5")

Double glazed window to rear, radiator, understairs storage cupboard, door to:

Kitchen

Kitchen 3.14m (10'4") x 2.24m (7'4")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink unit with single drainer and mixer tap, gas cooker, double glazed window to rear, tiled flooring, door to:

Rear Porch

Double glazed window to rear, tiled flooring, plumbing for washing machine, external door to rear.

First Floor

Landing

Enclosed staircase up to second floor, door to:



Bedroom 1

4.41m (14'5") x 4.10m (13'5")

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

Bedroom 2

3.14m (10'4") x 2.24m (7'4")

Double glazed window to rear, radiator.

Study

2.59m (8'6") x 2.53m (8'3")

Radiator, window to rear.

Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, pedestal wash hand basin and WC, part tiled walls, obscure double glazed window to rear, radiator.

Second Floor

Bedroom 3

4.41m (14'5") x 4.33m (14'3")

Velux window, radiator.

External

Gardens to the front and rear of the property.

