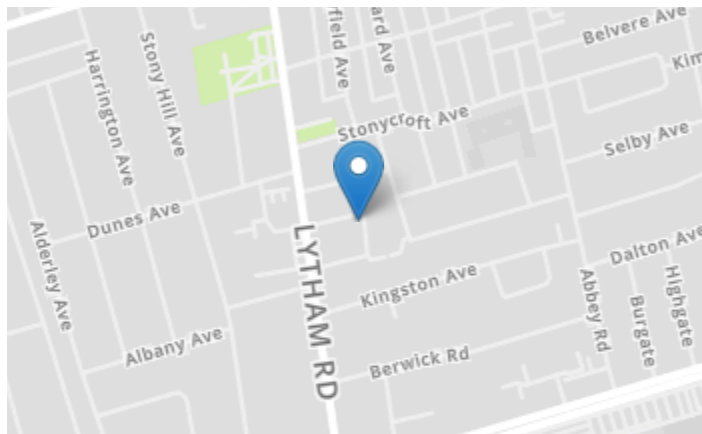
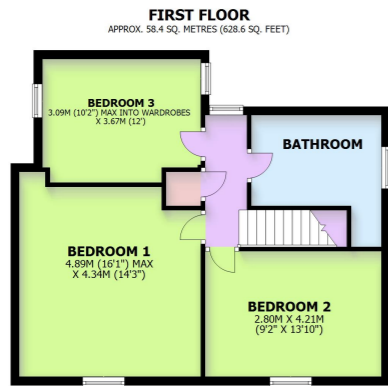


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	74



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Allan Villa, Allandale, South Shore, Blackpool,



- Detached Property in a Very Private Location
- Large Reception plus Dining Hall
- 3 Bedrooms
- Large Studio Flat Annexe
- Very Private South Facing Gardens
- No Onward Chain

£360,000

Freehold
Energy Efficiency Rating: D



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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



Allan Villa, Allandale, South Shore, Blackpool, £360,000

This Impressive Detached Property is tucked away down a private road off Lytham Road in a very quiet secluded cul-de-sac and is within easy access of several schools, transport links and shops. Set in a very private south facing plot, the deceptively spacious accommodation briefly comprises a large reception plus reception hall, fitted kitchen, utility, cloaks, 3 bedrooms and a bathroom. The property also comes with a large annexe which consists of a studio with kitchenette, shower room and a separate wc. Off street parking and turning space for several cars, large garage and car port. No onward chain.

Council Tax: Band E

Tenure: Freehold



Ground Floor

Vestibule

Double glazed windows to side and front, open access to:

Reception Hall 4.21m (13'10") x 3.78m (12'5")

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

Lounge 5.81m (19'1") max x 4.34m (14'3")

Double glazed bay window to front, double glazed window to side, radiator, TV point, ornamental plate rack, decorative coving to ceiling, living flame effect electric fire with marble inset and hearth, built-in glass fronted storage units.

Kitchen 4.21m (13'10") x 2.18m (7'2")

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 with integral water filter, space for fridge, electric point for cooker with extractor hood over, double glazed window to rear, double glazed window to side, radiator, tiled flooring, external door to rear, door to:

Utility Room 2.59m (8'6") x 1.88m (6'2")

Fitted with a range of units with worktop space, stainless steel sink with single drainer, plumbing for washing machine and dishwasher, space for tumble dryer, double glazed window to rear, double glazed window to side, door to storage cupboard housing wall mounted boiler, door to:

WC

Obscure double glazed window to side, fitted with two piece suite comprising pedestal wash hand basin and WC, radiator.

First Floor

Landing

Window to rear with stained glass, door to storage cupboard, door to:

Bedroom 1 4.89m (16'1") x 4.34m (14'3")

Double glazed window to front, fitted dressing table,

and large wardrobe, radiator, wall light point, feature fireplace.

Bedroom 2 4.21m (13'10") x 2.80m (9'2")

Double glazed window to front, fitted wardrobes, radiator.

Bedroom 3 3.67m (12') x 3.09m (10'2")

Two double glazed windows to sides, fitted wardrobes, radiator.

Bathroom 3.10m (10'1") x 3.15 (10'3")

Fitted with four piece suite comprising bath with telephone style mixer tap, wash hand basin, recessed shower enclosure with fitted shower and WC, part tiled walls, heated towel rail, obscure double glazed window to side, large built-in airing cupboard housing hot water tank, controls for solar water heating and with slatted shelving.

Annexe

Studio 7.64m (25'1") x 4.53m (14'10")

Double glazed window to side, large store area, fitted range of kitchen units, sink with single drainer and mixer tap, door to:

Shower Room

Shower area with fitted electric shower full height tiling to all walls, obscure window to side, tiled flooring.

WC

Obscure window to rear, fitted with two piece suite comprising wall mounted vanity wash hand basin with tiled splashback and WC.

External

Gardens

Mature landscaped south-facing gardens, summerhouse with power and light and potting shed. Private driveway with double gates leads to off street parking area, car port and:

Garage 5.05m (16'7") x 4.05m (13'3")

With power and light connected, water tap, up and over door, courtesy door.

