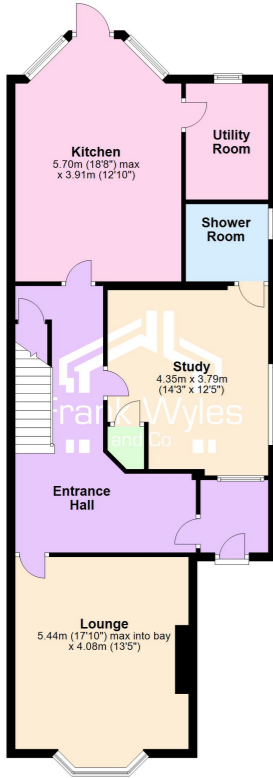
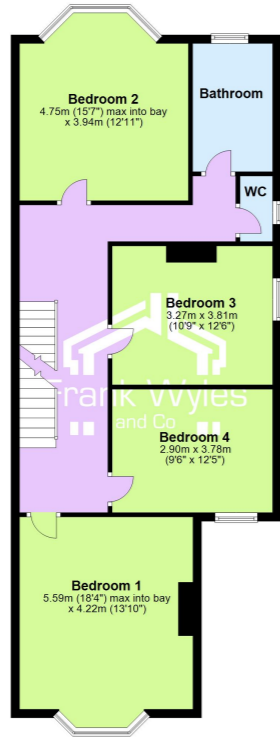


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

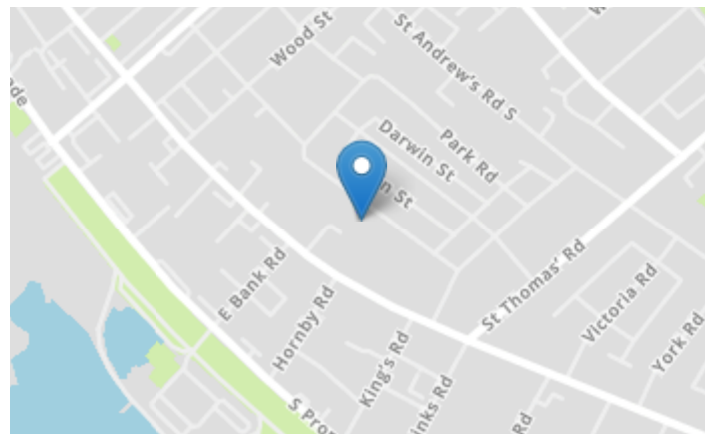
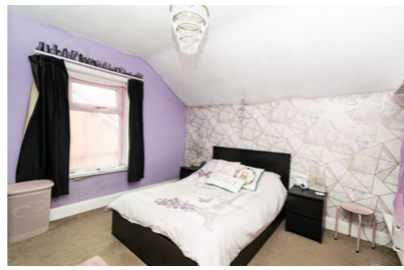
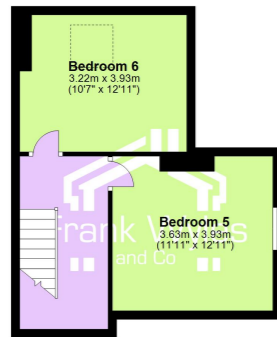
Ground Floor
Approx. 87.1 sq. metres (937.2 sq. feet)



First Floor
Approx. 85.2 sq. metres (917.3 sq. feet)



Second Floor
Approx. 35.6 sq. metres (383.1 sq. feet)



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01253 731 222
11 Park Street, Lytham FY8 5LU

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68 Orchard Road,
Lytham St Annes, Lancashire, FY8 1PJ

- Semi Detached Family Home
- Just A Short Walk From The Square
- 2 Receptions & Large Dining Kitchen
- 6 Bedrooms, 2 Bathrooms
- Private Garden To The Rear
- Early Viewing Highly Recommended



£350,000

Freehold
Energy Efficiency Rating: D



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(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.



68 Orchard Road, Lytham St Annes, Lancashire, FY8 1PJ £350,000

This Impressive Semi Detached Family Home is in a very popular location, being just a short walk to the square and the sea front. The very generous accommodation is spread over three floors and comprises 2 receptions, large dining kitchen, utility and ground floor shower room. There are 6 bedrooms and a further bathroom, off street parking to the front and an enclosed private garden to the rear. Early viewing is highly recommended!

Tenure: Freehold

Council Tax: Band D

Ground Floor

Porch

Door to:

Entrance Hall

Stairs to first floor with storage cupboard under, door to:

Lounge 5.44m (17'10") max into bay x 4.08m (13'5")

Double glazed bay window to front, two radiators, TV point, picture rail, living flame effect electric with marble effect inset and hearth.

Study 4.35m (14'3") x 3.79m (12'5")

Obscure window to front, double glazed window to side, radiator, coving to ceiling, door to:

Shower Room

Fitted with three piece suite comprising walk-in shower area with fitted shower and glass screen, pedestal wash hand basin, and WC, full height tiling to all walls, heated towel rail, obscure double glazed window to side, tiled flooring.

Kitchen 5.70m (18'8") max x 3.91m (12'10")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, space for range, two double glazed windows to rear, two radiators, door to rear garden, door to:

Utility Room 2.73m (9') x 1.95m (6'5")

Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for fridge/freezer and tumble dryer, double glazed window to rear, floor mounted boiler.

First Floor

Landing

Dado rail, stairs to second, door to:

Bedroom 1 5.58m (18'4") max into bay x 4.22m (13'10")

Double glazed bay window to front, radiator, dado rail and picture rail, decorative coving to ceiling.

Bedroom 2 4.75m (15'7") max into bay x 3.94m (12'11")

Double glazed bay window to rear, radiator, decorative coving ceiling.

Bedroom 3 3.81m (12'6") x 3.27m (10'9")

Obscure double glazed window to side, radiator, picture rail.

Bedroom 4 3.78m (12'5") x 2.90m (9'6")

Double glazed window to front, radiator, dado rail and picture rail, decorative coving to ceiling.

Bathroom 3.15m (10'4") x 2.07m (6'10")

Fitted with four piece suite comprising roll top bath with telephone style mixer tap, pedestal wash hand basin, shower enclosure with fitted shower and WC, heated towel rail, obscure double glazed window to rear, tiled flooring.

WC

Obscure double glazed window to side, fitted with two piece suite comprising, wash hand basin with mixer tap and WC, part tiled walls, tiled flooring.

Second Floor

Landing

Door to:

Bedroom 5 3.93m (12'11") x 3.63m (11'11")

Double glazed window to side, radiator.

Bedroom 6 3.93m (12'11") x 3.22m (10'7")

Velux window, radiator.

External

Off street parking to the front of the property. Hard landscaped private rear garden with decked terrace, paved pathways and planted borders. Brick outbuildings.

