



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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82 Orchard Road, Lytham St. Annes FY8 1PJ

- Detached Family Home Just A Short Walk To St. Annes Square
- Near To The Beach
- 2 Receptions, Dining Kitchen & Ground Floor Bathroom
- 5 Bedrooms & Bathroom To The First Floor
- Garage & Private Rear Garden
- Large Annex With Development Potential

£430,000
Freehold

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This large Edwardian detached family home is in a very desirable location, just a short walk to the beach and close to all the amenities of St Annes Square. Retaining many original features, the property has been tastefully refurbished by the current owners. The accommodation includes two large reception rooms, a fitted kitchen leading to a breakfast room, and a ground floor bathroom.

The first floor has five bedrooms and an additional bathroom. The property features a private rear garden and a large annex behind the garage with significant development potential.

Tenure: Freehold

Council Tax: Band F



Vestibule Ceiling cornice, period tiled flooring, original door with leaded glass leading to:

Reception Hall Decorative ceiling, ceiling cornice, radiator, original lead window overlooking the front, two further stained glass lead windows to the side, under stairs storage cupboard, door to:

Lounge 5.85m (19'2") x 5.09m (16'8") An attractive room with many original features including ceiling cornice, decorative ceiling, open fireplace with tiled hearth and surround, UPVC double glazed bay window overlooking the front, to further double glaze windows to the side

Living Room 5.91m (19'5") x 4.41m (14'6") UPVC double glazed bay with door leading to the rear garden, ceiling cornice, radiator, TV point, telephone point, serving hatch to the kitchen.

Kitchen 3.62m (11'11") x 3.40m (11'2") Fitted kitchen cabinets with countertop over, triple bowl stainless steel sink with drainer and mixer tap, wall hung gas condensing combination boiler, dual fuel cooker wired for gas and/or electric, obscure UPVC double glazed window, open plan to:

Breakfast Room 3.94m (12'11") x 3.18m (10'5") UPVC double glazed windows overlooking the rear garden, radiator, tiled flooring, secure door leading to the shared driveway giving access to the garage, further UPVC door giving access to the rear garden.

Bathroom Modern suite comprising compact panel bath with mixer tap and shower head attachment, low-level WC, wash hand basin with mixer tap, part tiled walls, two obscure UPVC double glaze window, radiator, access to under stairs storage cupboard housing metres.

First Floor

Landing Leaded window to the side, loft hatch giving access to the loft, door to:

Bedroom 1 4.88m (16') x 4.41m (14'5") Double glazed bay window to the front, radiator.

Bedroom 2 4.76m (15'7") max x 4.41m (14'5") Double glazed bay window overlooking the rear garden, radiator.

Bedroom 3 3.46m (11'4") x 2.75m (9') max Double glaze window overlooking the rear garden, radiator, wash hand basin with mixer tap in vanity unit with storage under.

Bedroom 4 3.65m (12') x 3.46m (11'4") Double glazed window to the front, radiator.

Bedroom 5 / Dressing Room 3.47m (11'5") x 2.43m (8') Double glazed window to the side, radiator.

Bathroom Panelled bath with mixer tap, wash hand basin with mixer tap, low-level WC, obscure double glaze window, tiled flooring, radiator, large storage cupboard, part tiled walls.

WC WC, part tiled walls, tiled flooring, obscure double glazed window.

Front Low maintenance walled front garden, shared driveways either side of the property, the driveway to the right giving access to the single garage.

Garage 2.6m x 5.1m Up and over door, power and light, stable door giving access to the rear garden.

Rear Very private rear garden with a sunny aspect mainly laid to lawn, patio area accessed from both the dining room and breakfast room.

Annex The Annex would suit a multiple of uses including a work from home office, gym, studio or even living accommodation.

