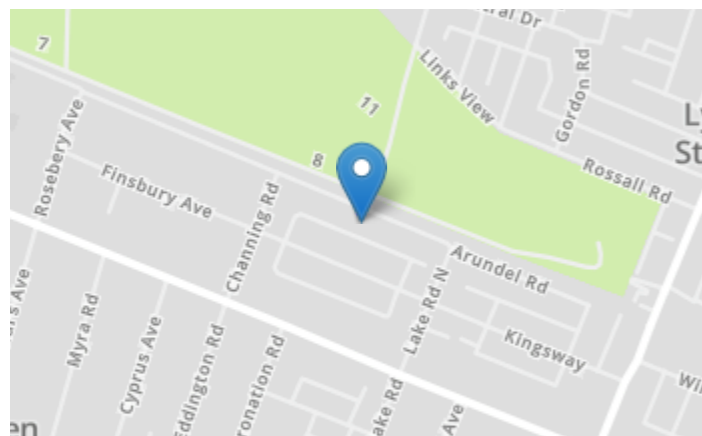
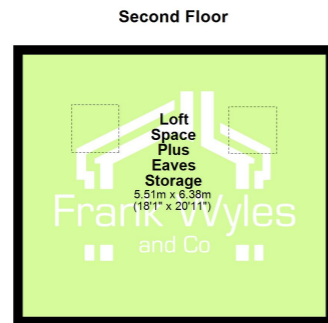
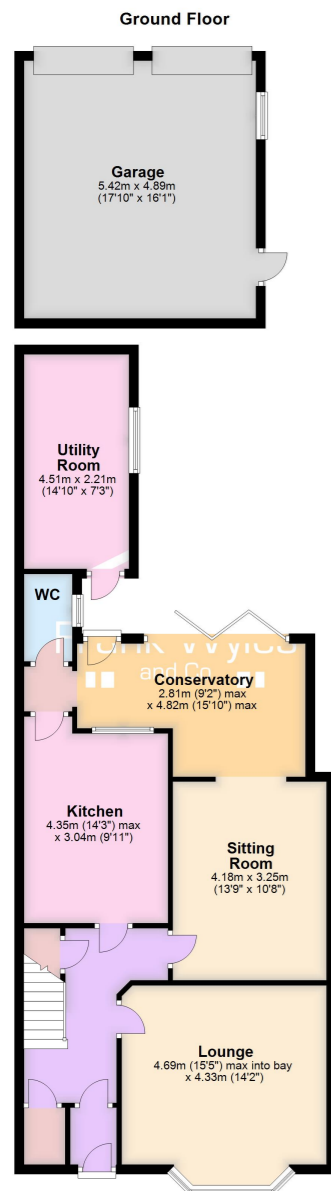


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			



**01253 713 695**  
**21 Orchard Road, St. Annes FY8 1RY**  
**01253 731 222**  
**11 Park Street, Lytham FY8 5LU**

[sales@frankwyles.com](mailto:sales@frankwyles.com) [lytham@frankwyles.com](mailto:lytham@frankwyles.com)  
[www.frankwyles.com](http://www.frankwyles.com)

[facebook.com/frankwyles](https://www.facebook.com/frankwyles) [@frankwyles](https://twitter.com/frankwyles)

**rightmove** **onTheMarket.com**

See all our properties at [onTheMarket.com](http://onTheMarket.com)

**naea propertymark**  
**PROTECTED**

**The Property Ombudsman**

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 any authority to make or give any representation or warranty whatever in relation to this property.

**37 Arundel Road,**  
**Ansdell, Lancashire, FY8 1BL**

- Charming Character Terraced House Close To Local Amenities
- Superb Views Of Royal Lytham & St Annes Golf Course
- Lounge, Sitting Room & Conservatory
- Modern Breakfast Kitchen, Large Utility & Downstairs WC
- Three Generously Sized Bedrooms
- Family Bathroom With Bath & Separate Shower Enclosure
- South Facing Private Sheltered Garden & Double Garage
- First Time On The Market In 25 Years

**Frank Wyles**  
 and Co

OIEO

**£360,000**

Freehold  
 Energy Efficiency Rating: D





## 37 Arundel Road, Ansdell, Lancashire, FY8 1BL OIEO £360,000

This is a rare opportunity to view a charming, character flexible family home in one of the most desirable and sought after locations in the area offering spectacular views overlooking Royal Lytham & St Annes Golf Course. It is a short walk to the local shops, Ansdell Railway Station, Fairhaven Lake, AKS, Lytham High and Ansdell Primary Schools and just a 1.5 mile walk or a short drive into Lytham. The generous accommodation has high ceilings and comprises lounge, sitting room, conservatory, modern breakfast kitchen, downstairs WC and large utility room. It has three good size bedrooms and a family bathroom. The property is offered with a very sheltered, private south facing garden and a double garage to the rear.

Tenure: Freehold

Council Tax: Band D



### Porch

Decorative original tiled floor. Door leading to:

### Entrance Hall

Radiator, stairs to first floor with large storage cupboard underneath and door to further storage cupboard. Doors leading to:

### Lounge - 4.69m (15'5") max into bay x 4.33m (14'2")

Spacious reception room. Double glazed bay window to front offering superb views over Royal Lytham & St Annes Golf Course. Coal effect gas fire with wooden surround, marble inset and hearth with matching mirror over. Hand-made and purpose built TV unit, shelving and desk. Two radiators.

### Sitting Room/Dining Room - 4.18m (13'9") x 3.25m (10'8")

Second reception room. Radiator. Modern inset log effect gas fire (Fitted 2017). TV and Satellite point. Open access to conservatory.

### Kitchen - 4.35m (14'3") max x 3.04m (9'11")

Double glazed window to rear. Contemporary fitted kitchen with a matching range of base and eye level units with work top space over and a breakfast bar. 1 + ½ bowl Blanco sink and taps. Space for fridge/freezer. Pull out shelving 'pantry' unit. Integrated NEFF dishwasher and built in NEFF double oven with AEG induction hob with extractor hood over. Flush fitting LED ceiling lights. Door to vestibule:

### Vestibule

Shelving above. Open access to conservatory. Door leading to:

### WC

Obscured double glazed window to side. Fitted two piece suite comprising wall mounted wash hand basin and WC. Heated towel rail. Part tiled walls.

### Conservatory - 4.82m (15'10") max x 2.81m (9'2") max

Two radiators. Double glazed roof, and bi-fold and courtesy doors opening onto the garden.

### Utility Room - 4.51m (14'10") x 2.21m (7'3")

Double glazed window to side. This large utility room is fitted with a range of base and eye level units with work top space over incorporating a stainless steel sink and taps. There is space, plumbing and power for washing machine and tumble dryer.

### First Floor

#### Large Landing

Storage cupboard with Worcester Boiler housed above. (New Boiler fitted 2015). Access via a drop down ladder to:

### Boarded Loft Space - 6.47m (21'2") max x 5.51m (18'0") max

The full width space offers scope for the house to be extended further (subject to local planning permissions). With lighting, power, two Velux windows and copious eaves storage. The floor is boarded and trimmed to take a staircase, if required. Doors from the landing lead to the following rooms:

### Bedroom 1 - 4.35m (14'3") x 4.33m (14'2") max

Triple glazed window. This well-proportioned bedroom overlooks the enclosed garden. Fitted bedroom suite with a range of wardrobes, dressing table and matching bedside tables. Bedside, over mirror and central ceiling lights. TV and phone point Designer radiator. Coving to ceiling.

### Bedroom 2 - 4.55m (14'11") max into bay x 3.53m (11'7")

This good sized bedroom has a double glazed bay window to front having delightful open views of Royal Lytham & St Annes Golf Course. Pair of fitted wardrobes. Original feature fireplace. Coving. Two radiators.

### Bedroom 3 - 2.75m (9') x 2.70m (8'10")

Currently being used as an office but this room offers space for a double bed. Double glazed window to the front offering wonderful open views. Radiator.

### Bathroom

Two obscured triple glazed windows. This good sized modern bathroom is fitted with four piece suite comprising panelled bath with mixer tap, wall mounted wash hand basin with mixer tap and WC. Underfloor heating. Heated towel rail. Separate shower enclosure with fitted electric shower unit (fitted March 2022), and extractor fan. Fully tiled. LED lights to ceiling.

### External

#### Front

Walls and gate enclose a low maintenance front garden with views over Royal Lytham & St Annes Golf Course. Pathway leading to front door with original porch canopy over.

#### Rear

Sheltered walled south facing enclosed rear garden mainly to lawn with patio area and gravel borders. Water butt and outside water tap. Gate to service road which offers alternative rear access.

### Double Garage - 5.42m (17'10") x 4.89m (16'1")

Two up and over doors. Power and lights. Two windows, one to side and one to the rear, (currently covered up by mural) and side courtesy door. There is hardstanding for another vehicle at the front of the garage. Please note that this sectional concrete garage could be dismantled or halved with minimal effort if desired.

