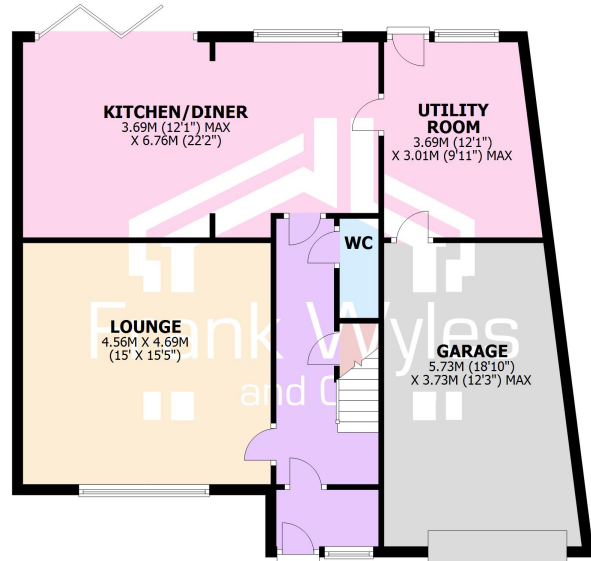


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

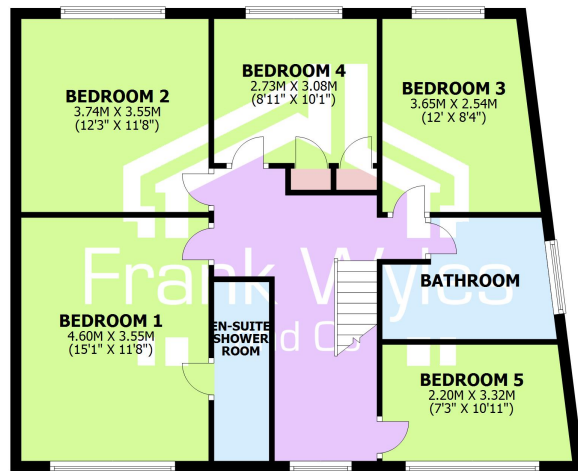
GROUND FLOOR

APPROX. 89.4 SQ. METRES (961.9 SQ. FEET)



FIRST FLOOR

APPROX. 82.7 SQ. METRES (889.7 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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 (2) Frank Wyles & Co. has no authority to make or give any representation or warranty whatever in relation to this property.

**9 Richmond Avenue,
Wrea Green, PR4 2NJ**

- Fabulous Recently Renovated Detached House
- Located In The Pretty Village Of Wrea Green, Just A Short Drive From Lytham , Kirkham & M55
- Lounge, & Stunning Dining Kitchen
- Utility Room & Downstairs WC
- Five Bedrooms, En Suite & Family Bathroom
- Driveway & Integral Single Garage
- Ready To Move In To!



£499,950

Freehold
Energy Efficiency Rating: D



**9 Richmond Avenue,
Wrea Green, PR4 2NJ
£499,950**

Located In The Pretty Village Of Wrea Green, And Within A Short Drive To Lytham St Annes, Kirkham & The M55, This Fabulous Detached Five Bedroom House Has Recently Been Renovated To A Very High Standard And Is A Credit To The Current Owners. The Property Comprises A Good Sized Lounge, Stunning Dining Kitchen With Large Island, Utility, Downstairs WC, Five Bedrooms, And Contemporary En-Suite Plus Family Bathroom. The Property Further Benefits From An Integral Garage, A Newly Laid Driveway With Electric Car Charging Point, And Low Maintenance Rear Garden Ideal For Entertaining. The Renovation Includes A Re-Wire, New Worcester Combi Boiler & Radiators, New Kitchen & Bathrooms, New Front Door & Double Glazed Windows, New Garage Door, Newly Landscaped Front & Rear Gardens In Addition To Re-Plastering Etc. All In All A Lovely Home And Ready To Move In To!!

Tenure: Freehold. Council Tax Band: F



Porch

Opaque double glazed window to front. Tiled flooring. Inner door to:

Entrance Hall

Radiator. Tiled flooring. Coving to ceiling. Stairs to first floor. Doors leading to the following rooms:

Lounge 4.69m (15'5") x 4.56m (15')

Double glazed window to front. Two radiators, TV point, and three wall light points. Coving to ceiling.

Kitchen/Diner 6.76m (22'2") x 3.69m (12'1") max

Double glazed window to rear. Fitted with a matching range of shaker style wall and base units with quartz worktops. Matching island unit incorporating a breakfast bar and induction hob with built in extractor, a wine cooler plus storage. Inset ceramic Belfast style sink with mixer/hose tap. Built-in oven and combination microwave, and integrated dishwasher. Two radiators, TV point, and coving to ceiling. Tiled flooring. Bi-fold doors to rear garden. Door to:

Utility Room 3.69m (12'1") x 3.01m (9'11") max

Double glazed window to rear. Fitted with a matching range of shaker style units with quartz worktops incorporating a stainless steel sink with single drainer and mixer tap. Plumbing for washing machine, and space for fridge/freezer and tumble dryer. Concealed wall mounted boiler. Tiled flooring. Door to garage and door to rear garden.

Integral Garage 5.73m (18'10") x 3.73m (12'3") max

Up and over door. Power and light. Internal door leading from Utility.

WC

Fitted with two piece suite comprising vanity wash hand basin with mixer tap, and WC. Extractor fan. Tiled flooring.

First Floor

Landing

Double glazed window to front. Radiator. Loft hatch with drop down ladder. Doors leading to the following rooms:

Bedroom 1 4.60m (15'1") x 3.55m (11'8")

Double glazed window to front. Radiator. Door to:



En-Suite Shower Room

Fitted with three piece suite comprising shower enclosure with rainfall showerhead and additional moveable shower head, wall mounted "floating" vanity wash hand basin with mixer tap and storage below, and WC. Full height tiling to all walls and tiled flooring. Heated towel rail, and extractor fan.

Bedroom 2 3.74m (12'3") x 3.55m (11'8")

Double glazed window to rear. Radiator.

Bedroom 3 3.65m (12') x 2.54m (8'4")

Double glazed window to rear. Radiator.

Bedroom 4 3.08m (10'1") x 2.73m (8'11")

Double glazed window to rear. Radiator. Two built-in cupboards.

Bedroom 5 3.32m (10'11") x 2.20m (7'3")

Double glazed window to front. Radiator.

Bathroom 3.30m (10'10") max x 2.28m (7'6")

Double glazed window to side. Fitted with four piece suite comprising panelled bath with waterfall mixer tap and hand shower attachment, wall mounted "floating" vanity wash hand basin with mixer tap and storage below, walk-in shower enclosure with fitted rainfall and moveable shower heads and glass screen, and WC. Full height tiling to all walls. Heated towel rail, and extractor fan. Tiled flooring with under floor heating.

External

Front

Recently laid block paved driveway providing off road parking and leading to the aforementioned garage. Area of artificial grass. Electric car charging point.

Rear

Recently landscaped with raised porcelain tiled patio and area of artificial grass. New fencing. Outdoor lighting and cold water tap.

