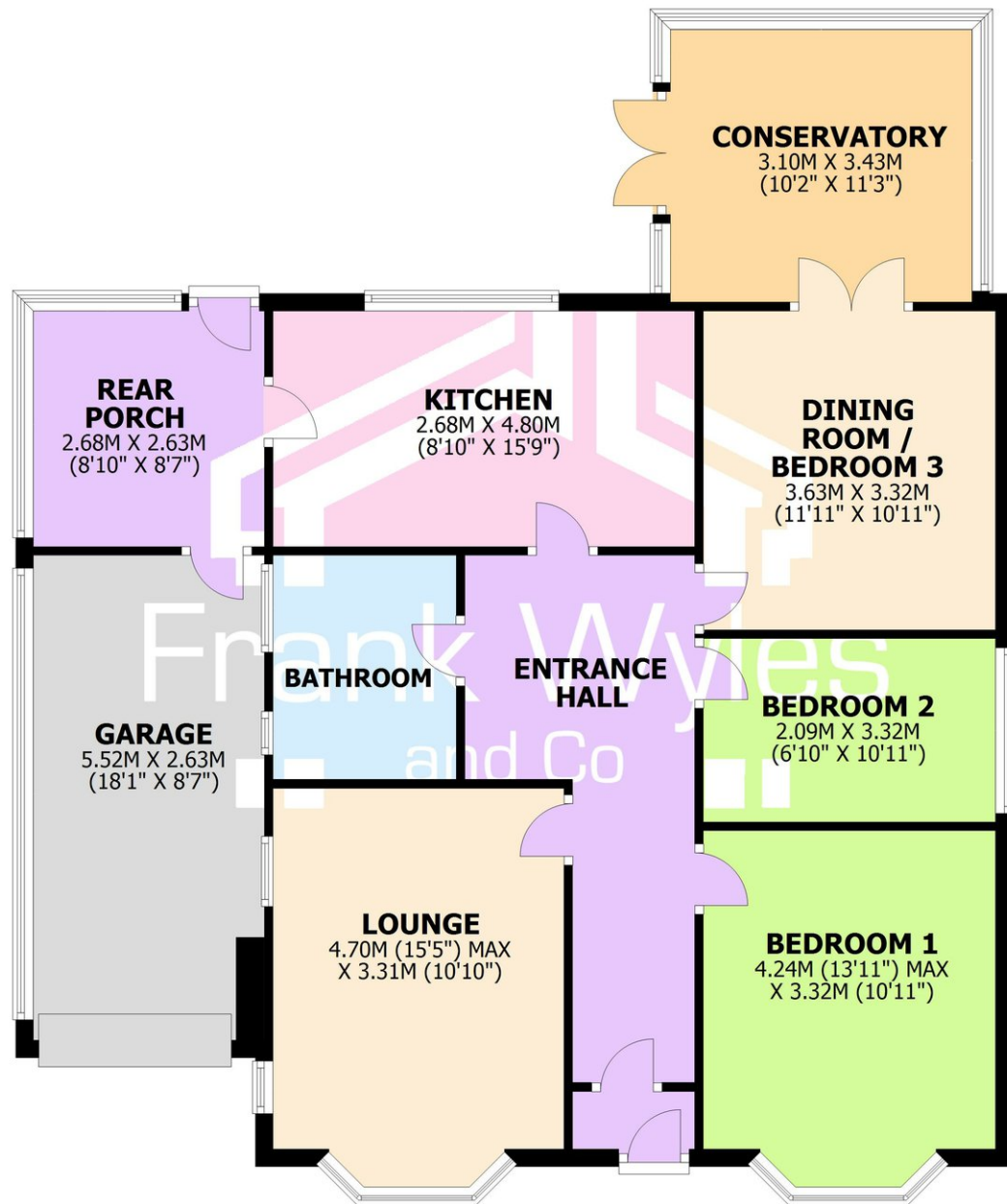


**GROUND FLOOR**  
APPROX. 112.5 SQ. METRES (1211.2 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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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.

**34 Chatham Avenue,  
Lytham St. Annes FY8 2RT**

- Double Fronted Detached True Bungalow
- Quiet Location With Amenities Close By
- 1-2 Receptions & Conservatory
- 2-3 Bedrooms
- Garage
- Private Garden To The Rear

**£300,000**  
Leasehold





Nestled in a tranquil and highly sought-after locale, this detached double-fronted true bungalow offers a peaceful retreat while keeping essential local amenities within easy reach. The flexible layout includes a spacious reception area, a well-fitted kitchen, and an additional reception room that can easily serve as a third bedroom.

In addition, there are two more bedrooms, offering versatility in living arrangements. A delightful conservatory adds to the charm of this property, and to the rear, you'll find a private garden, perfect for relaxation and outdoor enjoyment.

With so much to offer, we strongly advise arranging an early viewing to fully appreciate the potential and serenity this property affords.

Tenure: Leasehold  
Ground Rent: £

Council Tax: Band D

### Porch

Door to:

### Entrance Hall

Radiator, two wall light points, door to:

### Lounge 4.70m (15'5") max x 3.31m (10'10")

Double glazed bay window to front, two obscure double glazed windows to side, TV point, coving to ceiling, living flame effect electric fire with marble inset and hearth.

### Kitchen 4.80m (15'9") x 2.68m (8'10")

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, plumbing for washing machine, space for fridge and freezer, gas and electric points for cooker, double glazed window to rear, radiator, wall mounted boiler, door to rear porch.

### Dining Room / Bedroom 3 3.63m (11'11") x 3.32m (10'11")

Radiator, coving to ceiling, double door to:

### Conservatory 3.43m (11'3") x 3.10m (10'2")

With uPVC double glazed windows and double glazed polycarbonate roof, tiled flooring, double doors to rear garden.

### Bedroom 1 4.24m (13'11") max x 3.32m (10'11")

Double glazed bay window to front, radiator.

### Bedroom 2 3.32m (10'11") x 2.08m (6'10")

Double glazed window to side, radiator.

### Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, pedestal wash hand basin with mixer tap and WC, two obscure double glazed windows to side, radiator, tiled flooring.

### Rear Porch

Double glazed window to rear, double glazed window to side, door to rear garden, door to:

### Garage 5.52m (18'1") x 2.63m (8'7")

Obscure double glazed window to side, Up and over door.

### External

Driveway to the front of the property with off street parking space and giving access to the aforementioned garage. Gardens to the front and good sized rear of the property.

