



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	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			
		70	82

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## 7 Crosland Road South, Lytham St Annes FY8 3JF

- Detached Property In A Large Private Plot
- Expansive Living / Dining Room
- Stunning Kitchen & Utility
- 4 Bedrooms, 4 Bathrooms
- Double & Tandem Garage Plus Workshop
- Early Viewing Highly Recommended

**£675,000**  
Freehold

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This remarkable detached property occupies a substantial private plot in a serene location while maintaining excellent proximity to numerous amenities. It exudes an impeccable presentation throughout and offers an incredibly adaptable living space.

The ground floor boasts an expansive living dining room, creating a perfect setting for entertaining, complemented by a stunning fitted kitchen and a convenient utility room. Additionally, there's a double bedroom and a well-appointed bathroom on this level.

An exceptional feature of this property is the double integral garage, equipped with a wet room, which could easily be converted into additional living space to suit your needs.

Moving upstairs, you'll discover three more generously sized double bedrooms, one with an ensuite, and a family shower room. To top it off, this property not only provides a double garage but also a tandem garage and a workshop, catering to various storage or hobby needs.

Tenure: Freehold

Council Tax: Band G



**Entrance Porch** Large entrance porch overlooking the very private front garden, UPVC double glazed double doors, tiled flooring, two wall lights, further UPVC double glazed double doors leading to:

**Entrance Hall** Ceiling cornice, three radiators, Karndean flooring, stairs leading to the first floor, door to:

**Lounge/Dining Room 10.99m (36'1") x 8.57m (28'1")** A fantastic entertaining space, UPVC double glazed patio doors leading to the rear garden, ceiling cornice, two radiators to the dining area, large UPVC double glazed windows overlooking the front with seating underneath with radiators, TV point, telephone point, feature insert electric fire.

**Kitchen/Diner 4.49m (14'9") x 4.46m (14'8")** Stunning light grey high gloss kitchen with base and eye level kitchen cabinets with complimentary silestone quartz countertops, stainless steel double inset sink with mixer tap, Quooker instant hot water tap, Bosch appliances comprising five ring gas hob (centre wok gas ring) with extractor hood over, integrated electric oven, integrated combination microwave, integrated dishwasher and fridge freezer, radiator, Karndean flooring, UPVC double glazed window overlooking the rear garden, access to both the utility and dining area of the living room.

**Utility 2.85m (9'4") x 1.78m (5'10")** Fitted White high gloss base and eyelevel kitchen cabinets with complimentary countertop over, karndean flooring, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for tumble dryer, UPVC double glazed window leading to the rear garden.

**Bedroom 2 3.94m (12'11") x 3.81m (12'6") max** Ceiling cornice, UPVC double glazed window overlooking the private rear garden, radiator, fitted bedroom suite comprising two double wardrobes, Jack and Jill door access to the ground floor bathroom.

**Shower Room** Modern three-piece Laufen suite comprising double shower with mixer shower, Duravit fixed and adjustable shower heads, wall hung wash hand basin with Grohe mixer tap, low-level WC, full height tiling to all walls, tiled flooring, heated towel rail, panelled ceiling, obscure UPVC double glazed window.

**Double Integral Garage** Painted flooring, wall hung Bosch Worcester gas boiler, radiator, electric up and over door, integral door leading to the hallway, door to:

**Wet Room** Modern suite with low-level WC, wash hand basin with Grohe mixer tap, wet room tiled floor, mixer shower with adjustable shower head, grab rail, heated towel rail, full height tiling to all walls, panelled ceiling, obscure UPVC double glazed window, radiator.

#### First Floor

**Landing** Light and airy with Velux windows to the front and rear, radiator, door to:

**Bedroom 1 7.62m (25') max x 6.60m (21'8")** Two Velux windows overlooking the front, three further Velux windows to the rear, two radiators, access to eaves storage, door to:

**En-Suite Bathroom** Modern three-piece Duravit suite comprising corner bath with central wall hung taps, wall hung WC with hidden cistern, wash hand basin in feature wall hung unit with storage, mixer tap, heated towel rail, tiled flooring, Velux window.

**Bedroom 3 6.60m (21'8") x 4.18m (13'9")** UPVC double glazed window to the side, two further Velux windows, one to the front and one to the rear, access to a storage, radiator, wash hand basin with taps.

**Bedroom 4 6.05m (19'10") max x 3.15m (10'4")** Three velux windows overlooking the rear, radiator, large storage cupboard

**Shower Room** Duravit suite comprising shower enclosure with mixer shower, glass shower door, adjustable shower head, Wall hung WC with hidden cistern, wash hand basin with Grohe mixer tap in vanity unit with storage underneath, full height tiling to all walls, tiled flooring, access to eaves storage, heated towel rail.

**Front** Very private front garden with high hedge row borders, double gates leading to an Indian stone driveway giving offstreet parking for several cars, double and triple garage. Feature sunken low maintenance garden with Indian stone patio area and raised borders, perfect for entertaining.

**Rear Garden** Private established rear garden, incredibly well stocked, a very relaxing and inviting space.

**Tandem Garage** Electric up and over door, power and light. Space for 2/3 cars, UPVC double glaze window overlooking the rear garden, door to:

**Workshop 5.85m (19'2") x 3.42m (11'3")** Another fantastic space, UPVC double glazed window overlooking the rear garden, power and lights, courtesy door leading to the rear garden.

