

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

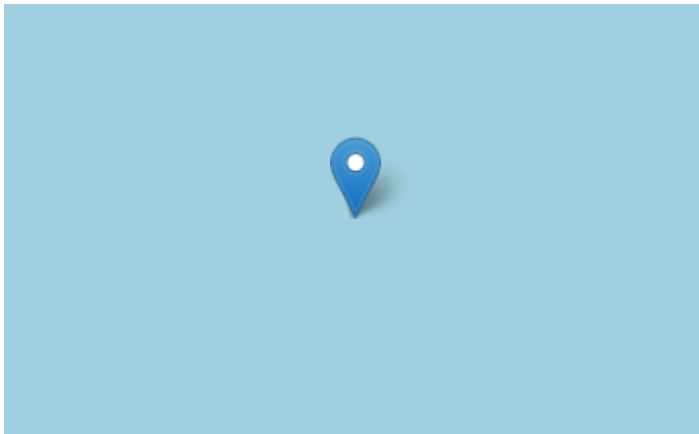
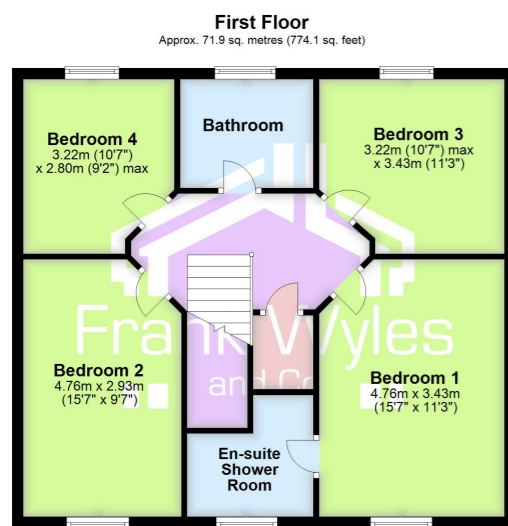
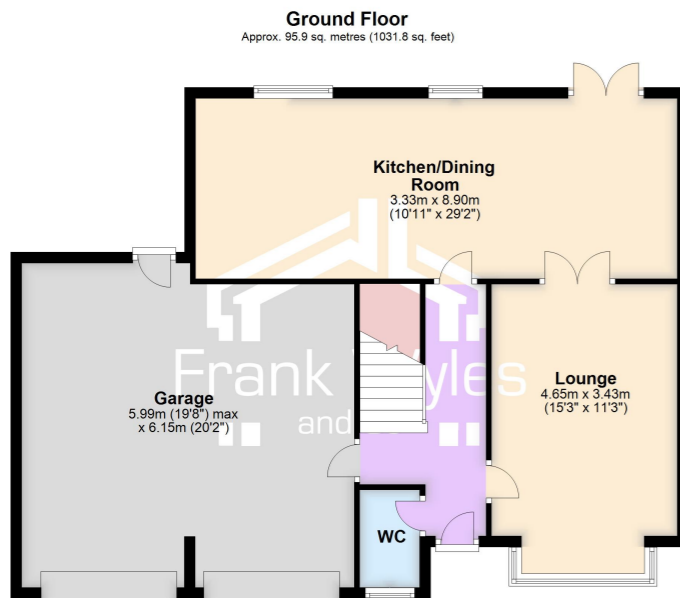


1 Taylor Close,
Richmond Point, Lytham St. Annes, FY8 3FW

- Modern Detached Family Home
- Presented To The Highest Standard
- Open Plan Living Dining Kitchen
- 4 Bedrooms, 2 Bathrooms
- Double Integral Garage
- Open Views To The Front
- Viewing Highly Recommended

£420,000

Freehold
 Energy Efficiency Rating: B



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1 Taylor Close,

Richmond Point, Lytham St. Annes, FY8 3FW

£420,000

Not To Be Missed! This impressive Detached Family Home is on the popular Richmond Point Development, ideally located for St. Annes and the M55. Presented to the highest standard, the generous accommodation comprises a large reception, guest cloaks, open plan living dining kitchen with access to the garden, 4 bedrooms, 2 bathrooms. Integral double garage. Early viewing is highly recommended!

Tenure: Freehold

Council Tax: Band E



Ground Floor

Entrance Hall

Secure composite front door, radiator, ceiling cornice, access to understate storage cupboard.

Cloaks

Obscure UPVC double glazed window, low-level WC, wash handbasin with mixer tap, tiled splashback.

Lounge

UPVC double glazed box window overlooking the front garden, radiator, TV point, telephone point, double doors leading to the dining area of the kitchen.

Open Plan Living Dining Kitchen

Spanning across the back of the property, modern base and eyelevel kitchen cabinets with complimentary countertop over, 1 1/2 Caple sink with mixer tap, integrated Neff microwave, integrated Neff electric fan assisted oven, Neff induction hob with extractor hood over, integrated dishwasher, breakfast bar, radiator, UPVC glazed rear door, 2UPVC double glazed windows overlooking the rear garden, UPVC patio doors leading to the rear garden.

Integral Double Garage

Accessed from the hallway by a secure fire door, large double garage with two electric up and over doors, power and light, plumbing for washing machine, wall hung gas boiler, loft hatch with further storage, UPVC double glazed door leading to the garden.

First Floor

Landing

Loft hatch giving access to loft, large storage/ airing cupboard housing hot water tank.

Bedroom 1

UPVC double glazed window overlooking the front, radiator, ceiling cornice, door to:



En-Suite

Modern three-piece shower room comprising double shower enclosure with mixer shower, sliding glass door, low-level WC, wash handbasin in vanity unit with mixer tap, tiled flooring, full height tiling to all walls, heated towel rail, obscure UPVC double glazed window, extractor fan.

Bedroom 2

UPVC double glazed window overlooking the front, radiator.

Bedroom 3

UPVC double glazed window overlooking the rear garden, radiator.

Bedroom 4

UPVC double glazed window overlooking the rear, radiator

Bathroom

Modern three-piece suite comprising panelled bath with shower over, glass shower screen, Mexico apps, wash hand basin in vanity unit with mixer tap, low-level WC, heated towel rail, extractor fan, shaver point, backlit LED vanity mirror, tiled walls, obscure UPVC double glazed window.

External

Front

Block paved driveway with offstreet parking for two cars giving access to the double garage, pathway leading to front door, open front garden laid to lawn, open views to the front.

Rear Garden

Patio area from the kitchen, fenced garden to 3 sides mainly laid to lawn.

