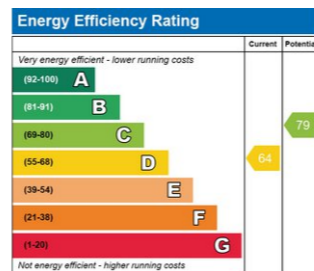


GROUND FLOOR
APPROX. 90.1 SQ. METRES (969.3 SQ. FEET)



FIRST FLOOR
APPROX. 18.0 SQ. METRES (193.7 SQ. FEET)



Lytham Office
11 Park Street, Lytham FY8 5LU
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St. Annes Office
21 Orchard Road, St. Annes FY8 1RY
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52 Ashley Road, Lytham St Annes FY8 3EL

- 2 Bedrooms
- 2 Receptions & Conservatory
- Viewing Highly Recommended
- Semi Detached Dormer Bungalow
- No Onward Chain
- Set in a quiet residential area, close to amenities

£274,000
Leasehold

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.



This semi-detached dormer bungalow is situated in a quiet location with convenient access to amenities. The property offers deceptively spacious and flexible accommodation, including two reception rooms, a conservatory, and a fitted kitchen. There are two bedrooms and a family bathroom. A private enclosed garden is located at the rear. The property is available with no forward chain, and early viewing is highly recommended.

Tenure: Leasehold

Council Tax: Band D

Entrance Hall: Includes obscure double glazed window to the side, double glazed window to the side, radiator, stairs to the first floor, built-in cupboard housing wall-mounted boiler, and a door leading to:

Lounge 4.88m (16') max into bay x 3.77m (12'4") Spacious room with a double glazed bay window to the front, two radiators, TV point, coving to the ceiling, and a living flame effect electric fire with a wooden surround and tiled inset and hearth.

Dining Room 3.77m (12'5") x 3.77m (12'4") Features an obscure double glazed window to the side, radiator, built-in storage cupboard, and a door leading to:

Sun Room 3.40m (11'2") x 2.06m (6'9") Includes double glazed windows and double doors opening to the rear garden.

Kitchen 3.40m (11'2") x 3.13m (10'3") Fitted with a range of base and eye-level units, worktop space over, a 1+1/2 bowl stainless steel sink with a single drainer and mixer tap, plumbing for a washing machine, space for a fridge/freezer, gas and electric points for a cooker, a double glazed window to the rear, two radiators, and built-in cupboards.

Bedroom 1 4.12m (13'6") x 3.13m (10'3") Offers a double glazed window to the front, radiator, wall light point, and a built-in cupboard.

Shower Room Shower Room: Features a shower cubicle with a fitted electric shower, a pedestal wash hand basin with a mixer tap, part tiled walls, an obscure double glazed window to the side, and a radiator.

WC: Includes an obscure double glazed window to the side, a WC, and a radiator.

First Floor Landing

Door to:

Bedroom 2 4.79m (15'9") x 3.13m (10'3")
Double glazed window to rear, double glazed window to front, radiator.

External The property offers a driveway with off-street parking space for multiple vehicles, leading to a single garage with an up-and-over door, a courtesy door to the rear garden, and power and light connected. There is a lawned front garden with planted borders, and the enclosed rear garden is paved and features mature borders of plants and trees.

