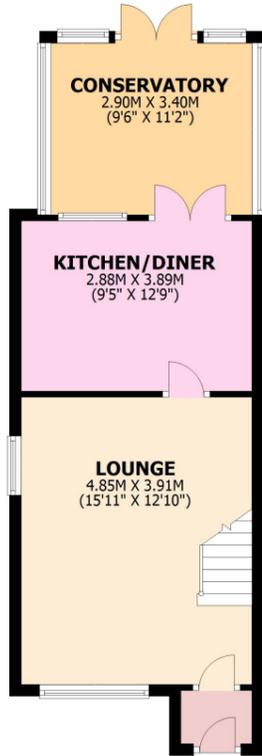


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	82



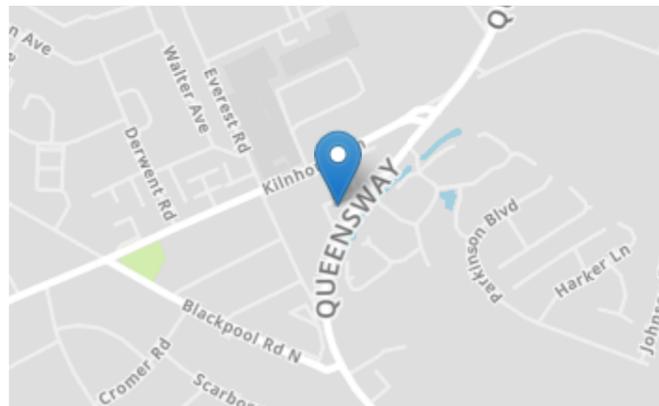
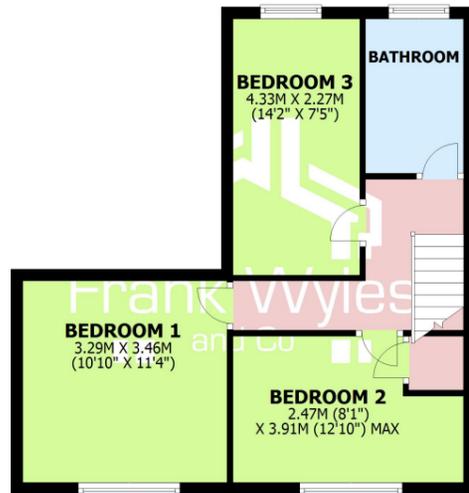
GROUND FLOOR

APPROX. 41.9 SQ. METRES (451.5 SQ. FEET)



FIRST FLOOR

APPROX. 42.4 SQ. METRES (456.8 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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18 Mellings Wood,
 Lytham St Annes, Lancashire, FY8 3DW

- Modern Mews Style House In Courtyard Development
- Reception & Conservatory
- Contemporary Open Plan Kitchen Diner
- 3 Bedrooms & Family Bathroom
- No Onward Chain
- Viewing Highly recommended



£185,000

Leasehold
 Energy Efficiency Rating: D



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 (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.



18 Mellings Wood,

Lytham St Annes, Lancashire, FY8 3DW

£185,000

Situated in a tranquil courtyard development, this modern mews-style property offers a hassle-free buying experience as it is chain-free. While enjoying a peaceful setting, it remains conveniently located near local amenities and provides easy access to the M55 motorway. The property showcases a reception area, a contemporary open-plan kitchen diner, a conservatory, three bedrooms, and a family bathroom. A private enclosed garden at the rear enhances outdoor living. With its desirable features and absence of forward chain, early viewing is strongly advised to secure this property.

Council Tax: Band C

Tenure: Leasehold

Ground Rent: £100 Per Annum

Service Charge: £235 Per Annum



Entrance Porch

UPVC secure front door, window to side, cupboard housing electric meter, door to:

Lounge

4.85m (15'11") x 3.91m (12'10")

The lounge area of the property is enhanced by full-height UPVC double glazed windows, providing a delightful view of the courtyard. It also features a wall-hung electric fireplace, an additional UPVC double glazed window on the side, two wall lights, a radiator, ceiling cornice, TV points, and a telephone point. From the lounge, there is a door leading to:

Kitchen Diner

3.89m (12'9") x 2.88m (9'5")

The kitchen diner is an impressive space, featuring a stunning white high gloss kitchen with a coordinated range of base and eye-level cabinets. The countertops beautifully complement the cabinets. It is equipped with an integrated four-ring induction hob with an extractor hood positioned above it. Additionally, there are two integrated fan-assisted electric ovens for convenient cooking. The kitchen provides ample space for a fridge freezer and includes integrated appliances such as a washing machine and a dishwasher. A radiator ensures comfortable temperatures in the area. Natural light fills the room through a UPVC double glazed window, and UPVC double glazed patio doors lead to:

Conservatory

The conservatory is equipped with a radiator, ensuring a comfortable temperature in the space. UPVC double glazed patio doors provide easy access to the garden, allowing for seamless indoor-outdoor flow.

First Floor

Landing

Ceiling cornice, loft hatch giving access to the loft, door to:

Bedroom 1

3.46m (11'4") x 3.29m (10'10")

Bedroom 1 features an UPVC double glazed window that provides a pleasant view of the front area. The room is



equipped with a radiator to maintain a comfortable temperature. Additionally, a ceiling cornice adds a decorative touch to the space.

Bedroom 2

3.91m (12'10") max x 2.47m (8'1")

Bedroom 2 offers an UPVC double glazed window that overlooks the front of the property, providing natural light and views. The room includes a radiator for heating and a ceiling cornice for added aesthetic appeal. Additionally, there is a convenient over stairs storage cupboard, providing practical storage space.

Bedroom 3

4.33m (14'2") x 2.27m (7'5")

Bedroom 3 features an UPVC double glazed window that offers a pleasant view of the rear garden. It includes a radiator for maintaining a comfortable temperature and a ceiling cornice that adds a decorative touch to the room.

Bathroom

The bathroom is equipped with a three-piece suite, consisting of a panel bath with taps and an electric shower over it. It also includes a low-level WC and a wash hand basin with taps. The walls are fully tiled from floor to ceiling, providing a stylish and easy-to-maintain finish. A heated towel rail is installed for added comfort and convenience. An obscure UPVC double glazed window ensures privacy while allowing natural light into the room.

Rear

The rear garden is designed for low maintenance and is fully enclosed, providing privacy and security. There is a possibility for off-street parking, adding convenience for residents. The garden also features a patio area, perfect for outdoor relaxation and entertaining.

