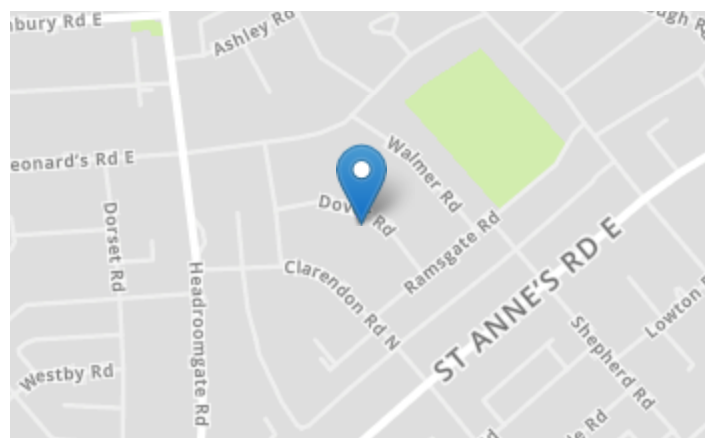
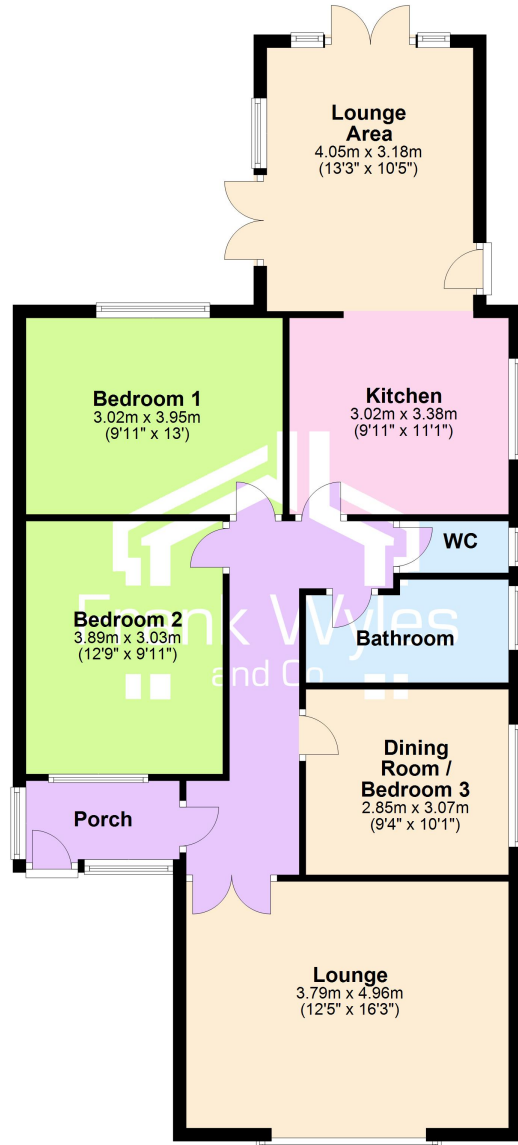


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)	66	80
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Ground Floor
Approx. 95.3 sq. metres (1026.3 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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14 Dover Road,
Lytham St Annes, Lancashire, FY8 3HN

- Semi Detached Bungalow
- 1-2 Receptions
- Open Plan Kitchen & Lounge / Dining Area
- 2-3 Bedrooms
- Modern Bathroom
- Garage & Large Rear Garden



£355,000

Freehold
Energy Efficiency Rating: D



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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.



14 Dover Road,

Lytham St Annes, Lancashire, FY8 3HN

£355,000

This well presented semi detached true bungalow is located in a popular residential area. The accommodation comprises 1-2 reception rooms, an open plan kitchen & lounge / dining area, 2-3 Bedrooms, a modern bathroom and separate wc. There is a garage, large rear garden and ample off street parking.

Tenure: Freehold

Council Tax Band: D



Ground Floor

Porch

Obscure double glazed window to side, obscure double glazed window to front, door.

Entrance Hall

Radiator, coving to ceiling, double door to:

Lounge 4.96m (16'3") x 3.79m (12'5")

Double glazed bay window to front, two radiators, coving to ceiling, living flame effect electric fire set in marble surround.

Dining Room / Bedroom 3 3.07m (10'1") x 2.85m (9'4")

Double glazed window to side, radiator, coving to ceiling:

Kitchen 3.38m (11'1") x 3.02m (9'11")

Fitted with a matching range of base and eye level units with granite worktops, stainless steel sink with single drainer and mixer tap, integrated fridge, freezer and dishwasher, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to side, tiled flooring, open plan to:

Lounge Area 4.05m (13'3") x 3.18m (10'5")

Double glazed window to side, double glazed window to rear, window to rear, two radiators, tiled flooring, TV point, two double doors.

Bedroom 1 3.95m (13') x 3.02m (9'11")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, TV point, coving to ceiling.

Bedroom 2 3.89m (12'9") x 3.03m (9'11")

Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator.

Bathroom

Fitted with three piece suite comprising bath with telephone style mixer tap, wall mounted wash hand basin with mixer tap and shower enclosure with fitted shower, full height tiling to all walls, extractor fan, obscure double glazed window to side, radiator, tiled flooring.

WC

Obscure double glazed window to side, WC, full height tiling to all walls, tiled flooring.

External

Block paved driveway with off street parking for multiple vehicles and leading to a brick-built garage with roller door and courtesy door to rear garden, attached garden store. Good sized rear garden with Indian stone terrace, lawn, and mature planted borders.

