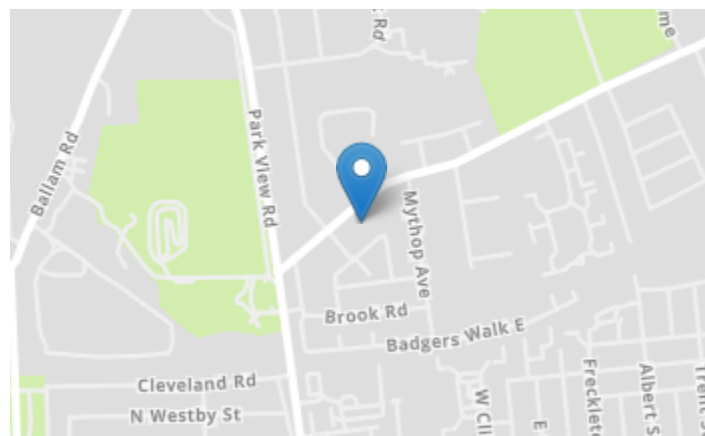


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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23 Mythop Road,
Lytham, FY8 4JD

- Deceptively Spacious Detached Dormer Bungalow
- Just A Short Stroll To The Centre Of Lytham
- Large Kitchen Diner
- 2 Receptions
- 3 Bedrooms
- Summerhouse & Private Garden
- Viewing Essential



£379,000

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.



23 Mythop Road, Lytham, FY8 4JD £379,000

Not To Be Missed! This Deceptively Spacious Detached Dormer Bungalow is in a prime location, being just a short walk from the centre of Lytham and several schools. The generous accommodation briefly comprises a large reception spanning the width of the property, open plan fitted kitchen/diner, further reception (or bedroom 4), 3 bedrooms and a family bathroom to the first floor. Private well kept gardens to the rear with a double glazed summerhouse, off street parking and a garage. Early viewing is highly recommended!

Council Tax: Band E

Tenure: Freehold



Ground Floor

Porch

Door to:

Entrance Hall

Radiator, stairs to first floor with storage under, door to:

Lounge 6.72m (22') x 3.62m (11'11")

Two double glazed windows to front, double glazed window to side, two radiators, TV point, six wall light points, coving to ceiling, wood burning stove with glass door set in stone surround, double doors to:

Kitchen/Dining Room 6.42m (21'1") x 3.24m (10'8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, under-unit lights, space for fridge and freezer, electric point for cooker, double glazed window to rear, double glazed window to side, two radiators, patio door to side, door to:

Utility Room 2.01m (6'7") x 1.56m (5'1")

Plumbing for washing machine, space for tumble dryer, wall mounted boiler, door to rear garden.

Sitting Room 3.60m (11'10") x 3.37m (11'1")

Radiator, TV point, three wall light points, coving to ceiling, living flame effect gas fire, patio door to rear garden.

WC

Obscure double glazed window to side, fitted with two piece suite comprising wash hand basin, and WC, part tiled walls, extractor fan, radiator.

First Floor

Landing

Obscure double glazed window to side, double door to

storage cupboard, door to:

Bedroom 1 4.77m (15'8") x 3.62m (11'11")

Two double glazed windows to side, double glazed window to front, radiator, TV point, coving to ceiling.

Bedroom 2 3.60m (11'10") x 2.31m (7'7")

Double glazed window to side, radiator.

Bedroom 3 3.60m (11'10") max x 2.35m (7'9")

Double glazed window to side, radiator.

Bathroom

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure with fitted electric shower and WC, part tiled walls, heated towel rail, extractor fan, two obscure double glazed windows to side.

External

Driveway with off street parking for several vehicles and leading to a single garage with up-and-over door. Lawned gardens to the front and rear of the property with mature planted borders. Upvc double glazed summerhouse with decked surround.

