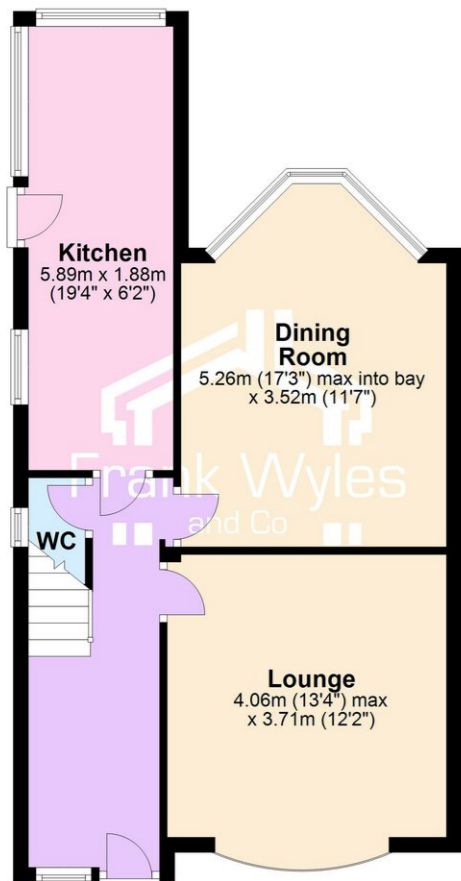
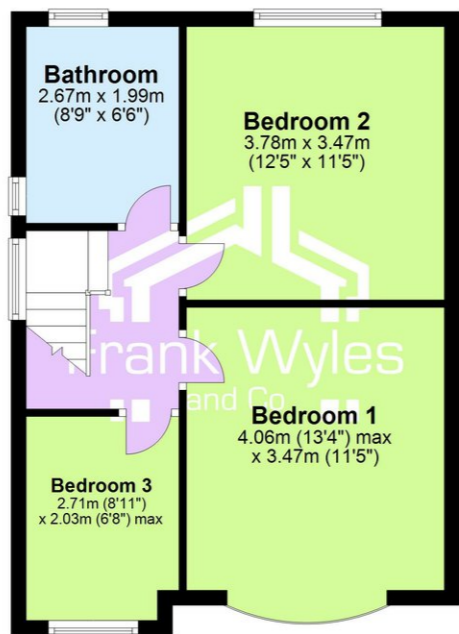




Ground Floor
Approx. 49.6 sq. metres (534.3 sq. feet)



First Floor
Approx. 42.5 sq. metres (456.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	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			
		80	58

Lytham Office
11 Park Street, Lytham FY8 5LU
01253 731222
lytham@frankwyles.com

St. Annes Office
21 Orchard Road, St. Annes FY8 1RY
01253 713695
sales@frankwyles.com

www.frankwyles.com



190 Church Road, Lytham St Annes FY8 3NJ

- 2 Receptions
- Large Private Rear Garden
- No Onward Chain
- Viewing Highly Recommended
- 3 Bedrooms & Family Bathroom
- Just A Short Walk To Several Schools

£237,950
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.



A Must See! This Semi Detached Family Home is well presented throughout and is in a very popular location, being just a short walk from several schools.

Offered with no forward chain, the accommodation comprises 2 receptions, fitted kitchen, 3 bedrooms and a family bathroom. There is a large enclosed garden to the rear with a sunny aspect and a driveway giving off street parking for several cars. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band C



Ground Floor

Entrance Hall

Obscure leaded window to front, radiator, stairs to first floor, door to:

Lounge 4.06m (13'4") max x 3.71m (12'2")

Double glazed bow window to front, radiator, TV point, fireplace with surround.

Dining Room 5.26m (17'3") max into bay x 3.52m (11'7")

Double glazed bay window to rear, radiator, TV point, coving to ceiling.

Kitchen 5.89m (19'4") x 1.88m (6'2")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, two double glazed windows to side, double glazed window to rear, radiator, wall mounted combination boiler, external door to side.

WC

Obscure double glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin and WC.

First Floor

Landing

Obscure leaded window to side with coloured glass, door to:

Bedroom 1 4.06m (13'4") max x 3.47m (11'5")

Double glazed bow window to front, radiator.

Bedroom 2 3.78m (12'5") x 3.47m (11'5")

Double glazed window to rear, vanity wash hand basin with storage under and mixer tap, radiator.

Bedroom 3 2.71m (8'11") x 2.03m (6'8") max

Double glazed window to front, radiator.

Bathroom 2.67m (8'9") x 1.99m (6'6")

Fitted with four piece suite comprising panelled bath with mixer tap, vanity wash hand basin with storage under and mixer tap, shower cubicle with fitted shower and WC, part tiled walls, heated towel rail, extractor fan, obscure double glazed window to rear, obscure double glazed window to side.

External

Driveway with off street parking space for several vehicles. Gardens to the front and South West facing rear of the property.

