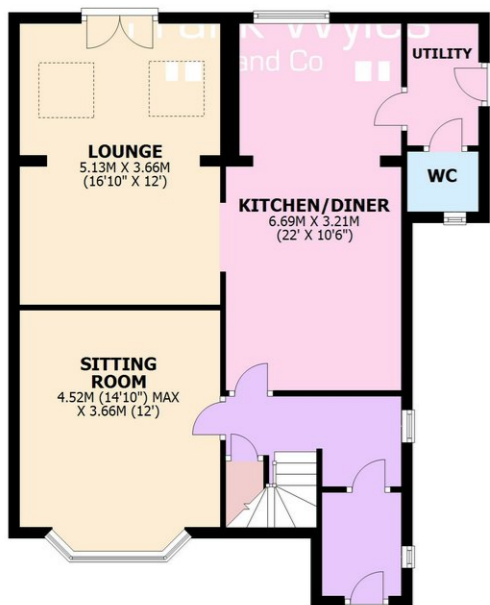
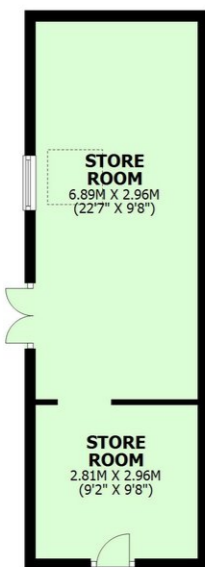




GROUND FLOOR
APPROX. 100.0 SQ. METRES (1075.9 SQ. FEET)



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			
		78	62

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32 Haymarket, Lytham St. Annes FY8 3LW

- Extended Semi Detached Family Home In A Prime Location
- 2 Receptions & open Plan Kitchen Diner
- 3 Double Bedrooms (Glimpses Of Royal Lytham Golf Course)
- 2 Bathrooms
- Large Building In The Garden, Perfect For Home Office
- South Facing Rear Garden

£349,950
Freehold

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 extended semi-detached family home enjoys a prime location in a tranquil area with a private south-facing rear garden. From the first floor, you can catch glimpses of the prestigious Royal Lytham golf course. The generous accommodation includes two reception rooms and an open-plan kitchen diner. There are three double bedrooms and two bathrooms, enhancing the property's practicality.

Additionally, the property features a substantial building that offers great potential for conversion into a remarkable home office or gym, providing added flexibility and value. Early viewing is strongly recommended to fully appreciate the many features and possibilities this property presents.

Tenure: Freehold

Council Tax: Band D



Ground Floor

Porch Double glazed window to side, tiled flooring, door to:

Entrance Hall Circular double glazed window to side with coloured glass, radiator, stairs to first floor with storage cupboard under, door to:

Sitting Room 4.52m (14'10") max x 3.66m (12') Double glazed bay window to front, radiator, coal effect gas fire set in stone surround.

Kitchen/Diner 6.69m (22') x 3.21m (10'6") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, built-in double oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, radiator, open access to:

Lounge 5.13m (16'10") x 3.66m (12') Two skylights, radiator, double doors to rear garden.

Utility 2.23m (7'4") x 1.31m (4'3") Fitted with a matching range of units, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, radiator, tiled flooring, wall mounted boiler, external door to side, door to:

WC Obscure double glazed window to front with coloured glass, fitted with two piece suite comprising wall mounted wash hand basin with mixer tap, and WC, part tiled walls, radiator, tiled flooring.

First Floor

Landing Obscure double glazed window to front with coloured glass, door to:

Bedroom 1 4.97m (16'4") max x 3.21m (10'6") Double glazed window to rear, radiator, double doors with Juliette balcony, door to:

En-suite Shower Room 2.40m (7'11") x 1.50m (4'11") Fitted with three piece suite comprising shower area with fitted electric shower, pedestal wash hand basin, and WC, full height tiling to all walls, extractor fan, obscure double glazed window to side, radiator, tiled flooring.

Bedroom 2 3.97m (13') max x 3.66m (12') Bay window to front, two built-in double wardrobes, picture rail, coving to ceiling.

Bedroom 3 3.66m (12') x 3.32m (10'11") Double glazed window to rear, radiator, picture rail, coving to ceiling.

Bathroom Fitted with three piece suite comprising panelled bath with separate shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and WC, full height tiling to all walls, heated towel rail, obscure double glazed window to side, tiled flooring.

External

Store Room 2.96m (9'8") x 2.81m (9'2") Opening to:

Store Room 6.89m (22'7") x 2.96m (9'8") Double glazed window to side, skylight, double doors.

Rear The private south-facing rear garden features a well-maintained lawn and established borders with mature plants. It offers an ideal space for outdoor activities and enjoys ample sunlight.

Additionally, the property includes a spacious storeroom that can serve various purposes, such as a home studio, office, gym, or extra storage space. This room adds flexibility to the property's utility.

