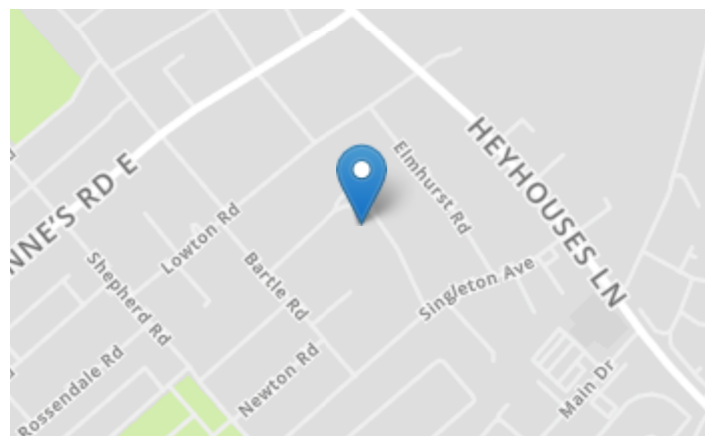
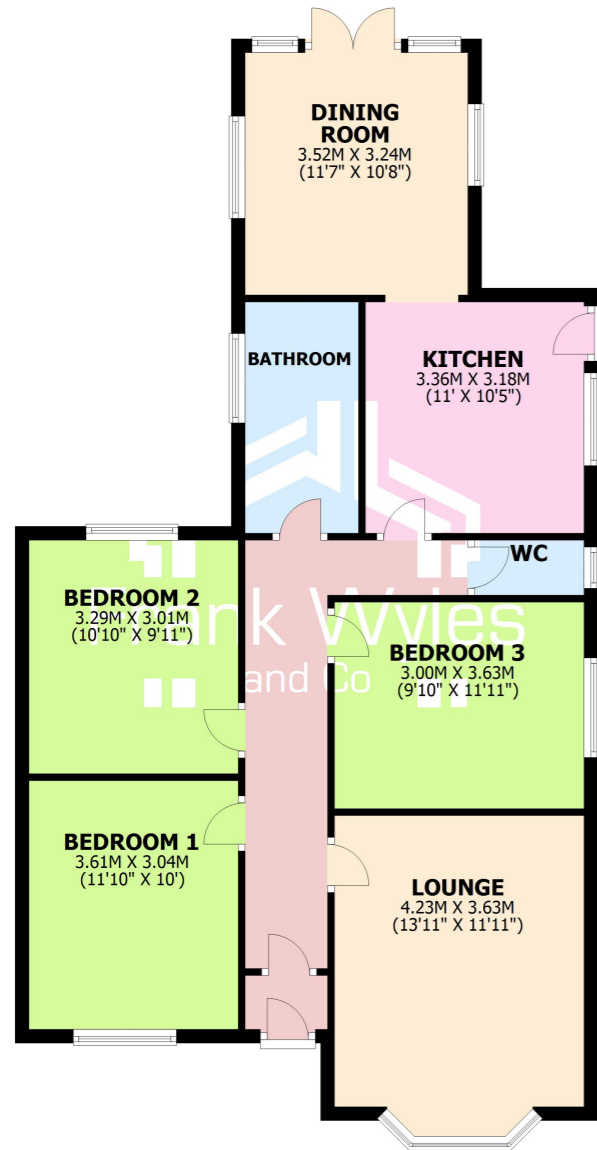


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	84
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

GROUND FLOOR
APPROX. 90.1 SQ. METRES (969.9 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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12 Poulton Avenue,
Lytham St Annes, Lancashire, FY8 3JR

- Semi Detached True Bungalow
- Extended & Well Presented Throughout
- 2 Receptions & Fitted Kitchen
- 3 Bedrooms
- Garage & Driveway
- Private Garden to the rear
- No Forward Chain



£279,950

Leasehold
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.



12 Poulton Avenue, Lytham St Annes, Lancashire, FY8 3JR £279,950

This chain free semi detached true bungalow is in a popular location, being just a few minutes walk from the shops. The generous accommodation comprises a large reception, further dining room leading from the kitchen, three bedrooms, family bathroom plus guest cloaks. The driveway has offstreet parking for several cars leading to the garage with an enclosed private garden to the rear. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band C

Entrance Porch

Secure UPVC front door, tiled flooring, door to:

Entrance Hall

Radiator, ceiling cornice, cupboard housing metres, door to:

Lounge

3.52m (11'7") max x 3.10m (10'2")

UPVC double glazed bay window overlooking the front garden, ceiling cornice, TV point, telephone point, radiator, feature electric gas fire.

Kitchen

3.36m (11') x 3.18m (10'5")

Modern fitted kitchen with a matching range of base and eyelevel white gloss kitchen cabinets with complimentary countertop over, stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, integrated Bosch electric oven, integrated microwave, integrated fridge freezer, plumbing for washing machine, cupboard housing gas combination boiler, radiator, UPVC double glazed window to the side, secure composite rear door, open plan to:

Dining Room

3.52m (11'7") x 3.24m (10'8")

UPVC double glazed patio doors leading to the rear garden, UPVC double glazed windows to both sides, radiator, ceiling cornice.

Bedroom 1

3.61m (11'10") x 3.04m (10')

UPVC double glazed window overlooking the front, ceiling cornice, radiator.

Bedroom 2

3.29m (10'10") x 3.01m (9'11")

UPVC double glazed window the rear, ceiling cornice, two double fitted wardrobes chest of drawers, radiator.

Bedroom 3

3.63m (11'11") x 3.00m (9'10")

UPVC double glazed window the side, ceiling cornice, two double fitted wardrobes, radiator.

Bathroom

Three-piece suite comprising panel bath with mixer taps and shower attachment, glass shower screen, low-level WC, wash hand basin with mixer tap, full height tiling to all walls, radiator, obscure UPVC double glazed window, extractor fan.

Guest Cloaks

Low-level WC, obscure UPVC double glazed window.

External

Front

Low maintenance walled front garden with lawn and borders, driveway giving offstreet parking to several cars leading to the single garage.

Garage

3m x 6.4m

Up and over door, power and light, courtesy door leading to the garden, UPVC double glazed window overlooking the garden.

Rear Garden

Large patio area accessed from the dining room, walled private rear garden with a sunny aspect mainly laid to lawn with established borders.

