

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		EU Directive 2002/91/EC	



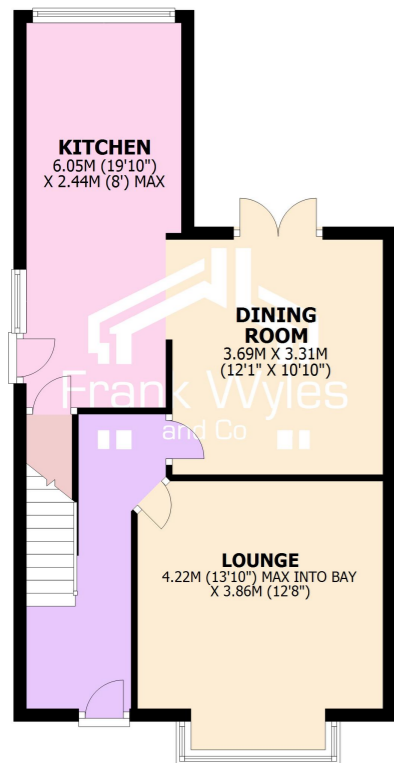
73 Holmefield Road,
Lytham St Annes, Lancashire, FY8 1JY

• Semi Detached Family Home
• Just A Short Walk To Several Schools
• 2 Receptions
• 3 Bedrooms & Family Bathroom
• No Onward Chain
• Viewing Essential

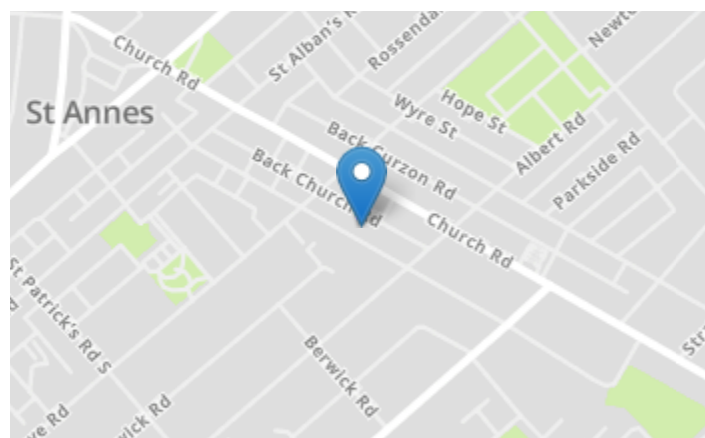
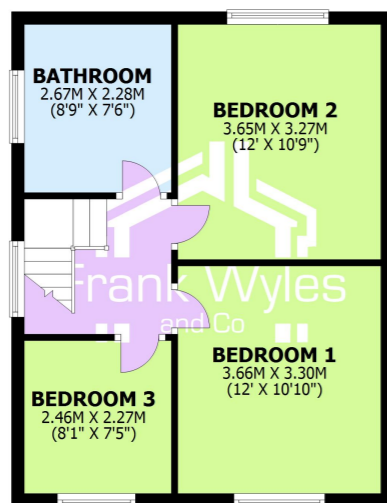
£199,950

Leasehold
Energy Efficiency Rating: D

GROUND FLOOR
APPROX. 50.3 SQ. METRES (541.6 SQ. FEET)



FIRST FLOOR
APPROX. 41.3 SQ. METRES (444.9 SQ. FEET)



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73 Holmefield Road,

Lytham St Annes, Lancashire, FY8 1JY

£199,950

Not to be missed! This chain free semi detached family home is in a very popular location, be in just a few minutes walk from several schools and shops. The accommodation briefly comprises a lounge, dining room open plan to the fitted kitchen, three bedrooms and a family bathroom. There is a good size enclosed garden to the rear mainly laid to lawn. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band B



Ground Floor

Entrance Hall

Radiator, stairs to first floor, door to:

Lounge 4.22m (13'10") max into bay x 3.86m (12'8")

Double glazed box window to front, radiator, TV point, picture rail, two wall light points, coving to ceiling, living flame effect electric fire.

Dining Room 3.69m (12'1") x 3.31m (10'10")

Radiator, double doors to rear garden, open plan to:

Kitchen 6.04m (19'10") x 2.44m (8') max

Fitted with a matching range of units with wood worktops, twin bowl ceramic sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, tumble dryer and range with extractor hood over, double glazed window to rear, window to side, external door to side, door to understairs storage cupboard housing wall mounted boiler.

First Floor

Landing

Obscure double glazed window to side, door to:

Bedroom 1 3.66m (12') x 3.30m (10'10")

Double glazed window to front, radiator, TV point, picture rail.

Bedroom 2 3.65m (12') x 3.27m (10'9")

Double glazed window to rear, radiator, picture rail.

Bedroom 3 2.46m (8'1") x 2.27m (7'5")

Double glazed window to front, radiator, picture rail.

Bathroom 2.67m (8'9") x 2.28m (7'6")

Fitted with three piece suite comprising bath with separate shower over and panelled splashbacks, mixer tap and glass screen, pedestal wash hand basin with mixer tap, and WC, heated towel rail, obscure double glazed window to side.

External

Enclosed gardens to the front and rear of the property. Gated access to rear service road.

