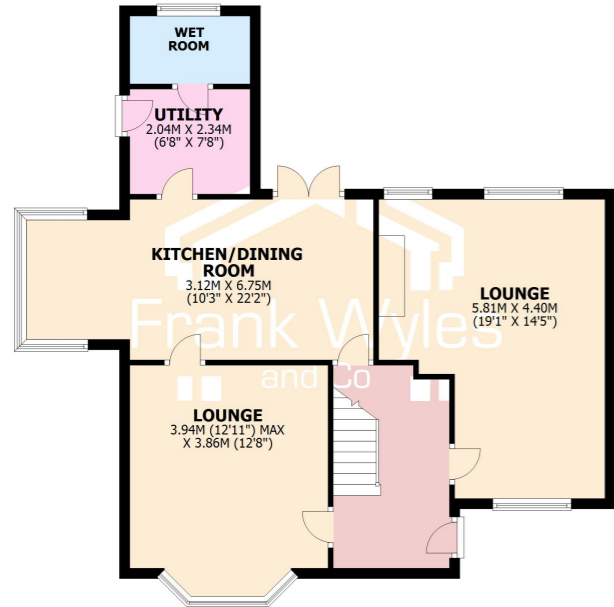
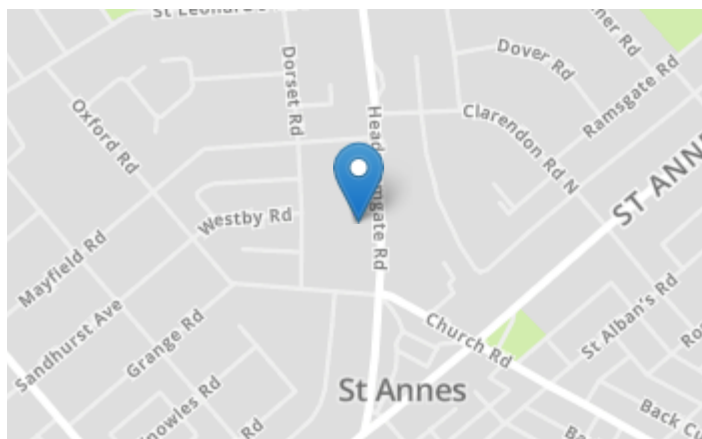
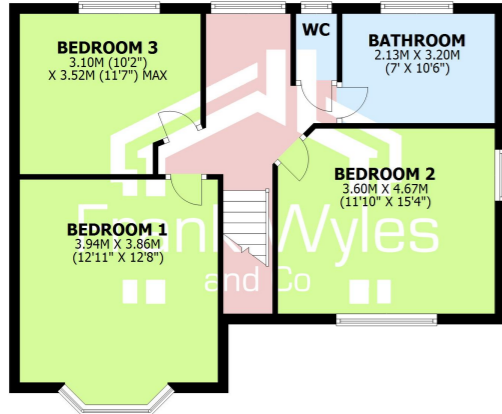


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	74

GROUND FLOOR
APPROX. 75.7 SQ. METRES (814.6 SQ. FEET)



FIRST FLOOR
APPROX. 59.8 SQ. METRES (643.3 SQ. FEET)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY

01253 731 222
11 Park Street, Lytham FY8 5LU

sales@frankwyles.com lytham@frankwyles.com
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28 Headroomgate Road,
Lytham St Annes, Lancashire, FY8 3BD

- Detached "Arts & Crafts" Family Home
- 2 Receptions & Large Dining Kitchen
- 3 Bedrooms & 2 Bathrooms
- Stunning Private Gardens
- Viewing Highly Recommended



£525,000

Leasehold
Energy Efficiency Rating: F



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.



28 Headroomgate Road,

Lytham St Annes, Lancashire, FY8 3BD

£525,000

Not to be missed! This period "Arts and Crafts" detached family home has been tastefully refurbished by the current owners. The property retains many original features making a fabulous family home. Located just a short walk from several shops, schools and with transport links very close by, the accommodation briefly comprises two reception rooms, modern Open Plan living dining kitchen, utility, downstairs wet room. There are three bedrooms to the first floor and a further bathroom. Set in the most amazing secluded gardens to both the front and rear, this property has to be seen to appreciate all on offer. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band F



Ground Floor

Open Porch

Large open porch with tiled flooring, wall light, secure composite front door.

Entrance Hall

Leaded window overlooking the immaculate front garden, radiator, low-voltage spotlights, Delph rail, under stairs storage cupboard, door to:

Lounge

5.81m (19'1") x 4.40m (14'5")

Leaded window overlooking the front garden, leaded double glazed window overlooking the rear garden, two radiators, delph rail and original decorative ceiling, feature open fireplace with hearth and surround, TV point.

2nd Reception

3.94m (12'11") max x 3.86m (12'8")

Double glazed leaded bay window overlooking the front garden, radiator, fitted shelving, original decorative feature to the ceiling, TV point, door to:

Open Plan Living Dining Kitchen

6.75m (22'2") x 3.12m (10'3")

Stunning Open Plan kitchen with white soft closing kitchen cabinets including pan drawers and two larder units, quartz countertops, induction Miele hob with Miele extractor hood over, two integrated Miele ovens, integrated dishwasher, double glazed bay window giving views to the front and rear.

Dining Area

Double glazed patio doors leading to the rear garden, radiator, large fitted storage cupboards.

Utility

2.34m (7'8") x 2.04m (6'8")

Space for fridge freezer, plumbing for washing machine, space for tumble dryer, further larder unit, floor mounted gas regular boiler, door leading to the rear garden, door to:

Wet Room

Modern suite with a wet room tiled floor, mixer shower with adjustable showerhead, low-level WC with hidden cistern, wall hung wash hand basin with mixer tap, double glazed window to the rear, heated towel rail.

First Floor

Landing

Feature leaded window giving fantastic views over the rear garden, radiator, storage cupboard, door to:

Bedroom 1

3.94m (12'11") x 3.86m (12'8")

Leaded window overlooking the front garden, further leaded window to the side, wash handbasin with taps in vanity unit, fitted wardrobes and fitted shelving.

Bedroom 2

4.67m (15'4") x 3.60m (11'10")

Leaded window overlooking the front garden, radiator, fitted wardrobes consisting of four double wardrobes.

Bedroom 3

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

Leaded window to the rear, radiator, fitted wardrobes consisting of two double wardrobes, wall light.

Bathroom

Three-piece suite comprising panel bath with mixer tap, mixer shower with adjustable showerhead over, glass shower screen, b-day, wash handbasin with marble countertop in vanity unit with mixer tap, storage underneath, part tiled walls, radiator, heated towel rail, leaded double glaze window overlooking the rear.

Separate WC

Low-level WC, tiled flooring, obscure leaded window.

External

Front

Walled private front garden with established borders mainly laid to lawn, block paved driveway giving offstreet parking for several cars.

Rear

Very private patio area accessed from the lounge, leading to an immaculate garden mainly laid to lawn with established borders giving complete privacy.

Large Garage Open plan to Workshop

3.4m x 12.08m

Accessed from the service road to the rear, electric up and over door, power and light, courtesy door leading to the garden.

