



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		
Not energy efficient - higher running costs			
(1-20)	G		
		67	78



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14 Heyhouses Lane, Lytham St. Annes FY8 3RT

- Detached Family Home In A Popular Location
- 2 Receptions & Large Conservatory
- 3 Bedrooms, 2 Bathrooms
- Double Garage
- Large Private Rear Garden
- Some Modernisation Required

£490,000
Leasehold

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Nestled in a sought-after location, this detached family home offers convenient access to various amenities. Although the property could benefit from some modernisation, it holds significant potential to be transformed into an ideal family residence.

The layout comprises two welcoming reception rooms, augmented by a spacious conservatory, while a dining kitchen adds practicality to the mix. The first floor boasts three generously sized double bedrooms, along with two bathrooms. A double integral garage and a spacious private garden at the rear provide added convenience and outdoor space.

With all these attributes, we strongly encourage arranging an early viewing to unlock the full potential of this promising family home.

Tenure: Leasehold
Ground Rent: £

Council Tax: Band F



Entrance Hall

Secure wooden front door, ceiling cornice, radiator, under stairs storage, door to:

Lounge 5.40m (17'9") x 4.99m (16'4")

Several double glazed windows to the front and side, feature electric fire, ceiling cornice, radiator, TV point, telephone point, open plan to:

Dining Room 4.17m (13'8") x 2.97m (9'9")

Ceiling cornice, radiator, sliding patio doors leading to the conservatory, door to the kitchen.

Kitchen/Diner 4.14m (13'7") x 2.94m (9'8")

Fitted kitchen with a matching range of base and eyelevel kitchen cabinets with complimentary countertop over, stainless steel sink with drainer and Swan neck mixer tap, four ring gas hob with extractor hood over, fan assisted electric oven, space for dishwasher, built-in breakfast table with seating,

Conservatory

Large conservatory spanning the width of the property overlooking the very private rear garden, UPVC double glazed window to the side, radiator, tiled flooring, courtesy door leading to the double garage.

Guest WC

Low-level WC, inset wash hand basin with taps, full height tiling to all walls, obscure double glazed window.

First Floor

Landing

Obscure double glazed window to the side, ceiling cornice, loft hatch giving access to the well insulated loft, door to:

Bedroom 1 5.40m (17'9") x 3.98m (13'1")

Three double glazed windows overlooking the front garden, to further double glaze windows to the sides, ceiling cornice, two radiators, fitted bedroom suite comprising a double, triple and single wardrobe, bedside cabinets, chest of drawers and dressing table, TV point, door to:

En-Suite

Five piece suite comprising corner bath with mixer tap, low-level WC, bidet, wash hand basin with taps, shower enclosure with fixed shower head, shower curtain rail, full height tiling to all walls, radiator, obscure double glazed window.

Bedroom 2 3.96m (13') x 3.08m (10'1")

UPVC double glazed window overlooking the rear garden, ceiling cornice, radiator, fitted bedroom suite comprising a triple wardrobe, dressing table and bedside cabinets.

Bedroom 3 3.02m (9'11") x 2.95m (9'8")

Double glazed window overlooking the rear, radiator, ceiling cornice, TV point, fitted wardrobe.

Bathroom

Three-piece suite comprising panel bath with mixer tap, shower attachment, shower curtain rail, wash hand basin with taps, low-level WC, full height tiling to wall walls, secure UPVC double glazed window, radiator.

Front

Driveway giving off street parking for several cars leading to a double garage, low maintenance walled front garden mainly laid to lawn.

Rear Garden

Very private rear garden mainly laid to lawn, large patio area, perfect for entertaining, brick built barbecue area.

