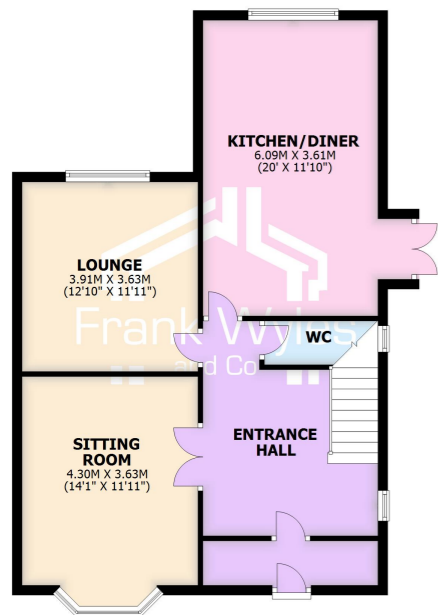


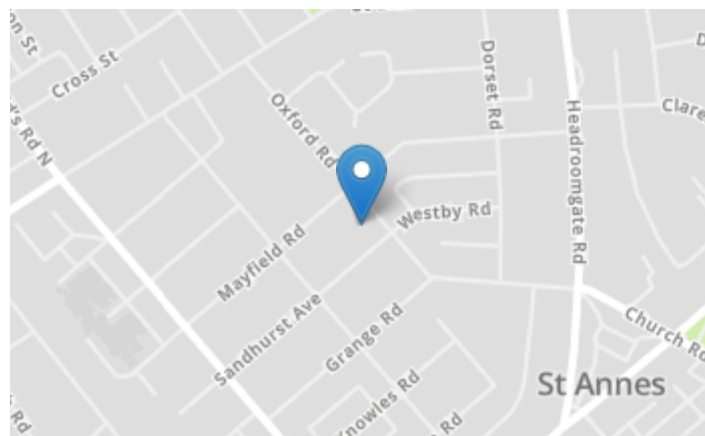
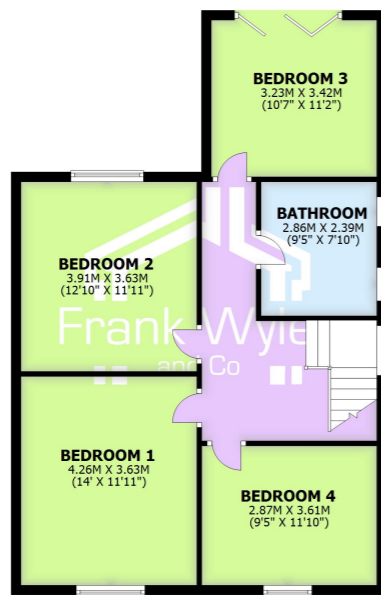
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. 74.1 SQ. METRES (797.3 SQ. FEET)



FIRST FLOOR
APPROX. 72.4 SQ. METRES (778.8 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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55 Oxford Road,
Lytham St Annes, Lancashire, FY8 2DZ

- Semi Detached Family Home
- Within Walking Distance Of Several Schools
- 2 Receptions & Large Dining Kitchen
- 4 Bedrooms & Family Bathroom
- Private Garden To The Rear
- Viewing Highly Recommended

Frank Wyles
and Co

£359,950

Leasehold
Energy Efficiency Rating: E



55 Oxford Road,

Lytham St Annes, Lancashire, FY8 2DZ

£359,950

This Deceptively Spacious Family Home is in a very popular location being just a short walk to several schools. The accommodation comprises 2 receptions, a large open plan kitchen diner, 4 bedrooms and family bathroom. There is a private garden to the rear with a brick built garage. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band E



Ground Floor

Porch

Door to:

Entrance Hall

Leaded window to side with coloured glass, ornamental plate rack, stairs to first floor, double doors to:

Sitting Room 4.30m (14'1") x 3.63m (11'11")

Bay window to front, two radiators, TV point, coving to ceiling, coal effect gas fire with wooden surround and marble hearth.

Lounge 3.91m (12'10") x 3.63m (11'11")

Window to rear, radiator, TV point, coving to ceiling, open fire with wooden surround.

Kitchen/Diner 6.09m (20') x 3.61m (11'10")

Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, integrated dishwasher and washing machine, space for fridge/freezer, tumble dryer and range, double glazed window to rear, radiator, double door, door to:

WC

Obscure double glazed window to side, fitted with two suite comprising wall mounted wash hand basin with mixer tap and WC.

First Floor

Landing

Obscure leaded window to side with coloured glass, radiator, picture rail, door to:

Bedroom 1 4.26m (14') x 3.63m (11'11")

Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling.

Bedroom 2 3.91m (12'10") x 3.63m (11'11")

Double glazed window to rear, radiator.

Bedroom 3 3.42m (11'2") x 3.23m (10'7")

Radiator, tri-fold door Juliet balcony.

Bedroom 4 3.61m (11'10") x 2.87m (9'5")

Double glazed window to front, radiator.

Bathroom

Fitted with four piece suite comprising bath with mixer tap, vanity wash hand basin with base cupboard and mixer tap and shower enclosure with fitted shower, full height tiling to all walls, heated towel rail, two obscure double glazed windows to side, tiled flooring.

External

Lawned front garden. Enclosed rear garden, double gates give access to rear service road. Brick-built garage.

