

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			

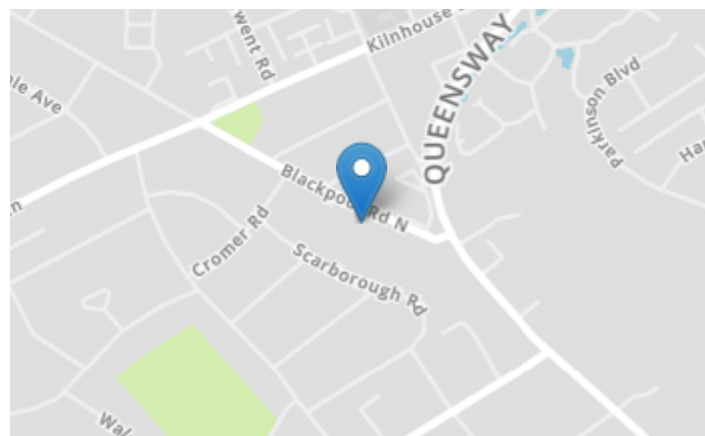
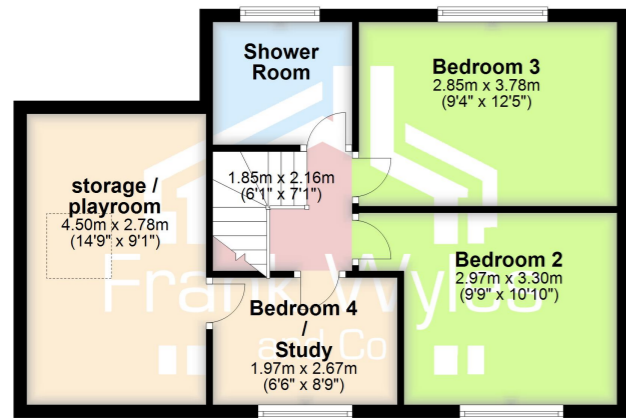
**Ground Floor**

Approx. 76.7 sq. metres (826.0 sq. feet)



**First Floor**

Approx. 48.9 sq. metres (526.8 sq. feet)



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**38 Blackpool Road North,**

**Lytham St Annes, Lancashire, FY8 3RU**



- Semi Detached Dormer Bungalow
- Requiring Some Modernisation
- 2 Receptions & Fitted Kitchen
- 3-4 Bedrooms
- Garage, Car Port & Driveway
- Large Private Rear Garden

**£265,000**

Leasehold  
Energy Efficiency Rating: D





## 38 Blackpool Road North,

Lytham St Annes, Lancashire, FY8 3RU

**£265,000**

A Must See! This deceptively spacious semi detached dormer bungalow is in a popular location, being just a short walk from shops. The property offers huge potential and does require some modernisation. The accommodation comprises two receptions, fitted kitchen, 3/4 bedrooms, two bathrooms and a large storage area to the first floor. There is a driveway, garage and carport and a large private garden to the rear. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band C



### Entrance Hall

Secure front door, cupboard housing metres, radiator, under stairs storage cupboard, further storage cupboard, door to:

### Lounge

4.54m (14'11") x 4.24m (13'11")

UPVC double glazed window to the front, two further UPVC double glazed windows to the side, ceiling cornice, TV point, telephone point, radiator, feature gas fire on tiled hearth and surround.

### Kitchen Diner

4.24m (13'11") x 3.32m (10'11")

Fitted kitchen with a matching range of base and eyelevel kitchen cabinets with complimentary countertop over, 1 1/2 stainless steel sink with drainer and mixer tap, integrated electric oven, foreign gas hob with extractor hood over, plumbing for washing machine, space for fridge freezer, wall hung gas combination boiler, part tiled walls, radiator, UPVC double glazed windows overlooking the rear garden and to the side.

### Dining Room

3.33m (10'11") x 3.19m (10'6")

UPVC double glazed window overlooking the rear garden, radiator.

### Bedroom 1

4.27m (14') x 3.33m (10'11")

UPVC double glazed window overlooking the front, radiator.

### Bathroom

Modern four piece suite comprising panel bath with mixer taps, wash hand basin with mixer tap in vanity unit, low-level WC, shower enclosure with adjustable showerhead, full height tiling to all walls, extractor fan, heated towel rail, two obscure UPVC double glazed windows.

## First Floor

### Bedroom 2

3.30m (10'10") x 2.97m (9'9")

UPVC double glazed window overlooking the front, radiator,

fitted suite comprising two double wardrobes and chest of drawers.

### Bedroom 3

3.78m (12'5") x 2.85m (9'4")

UPVC double glazed window overlooking the rear garden, radiator, fitted bedroom suite comprising two double wardrobes and chest of drawers.

### Shower Room

Three-piece suite comprising shower enclosure with electric shower, low-level WC, wash hand basin with taps in vanity unit, radiator, extractor fan, obscure UPVC double glazed window.

### Study / Bedroom 4

2.67m (8'9") x 1.97m (6'6")

UPVC double glazed window overlooking the front, radiator, door to:

### Storage Area

4.50m (14'9") x 2.78m (9'1")

Velux window, radiator.

## External

### Front

Low maintenance walled paved front garden, driveway giving access to the single garage and carport.

### Rear

And low maintenance private rear garden with Indian stone paving.

### Garage

2.85m x 5.75m

Up and over door, power and light, courtesy door leading to the carport

