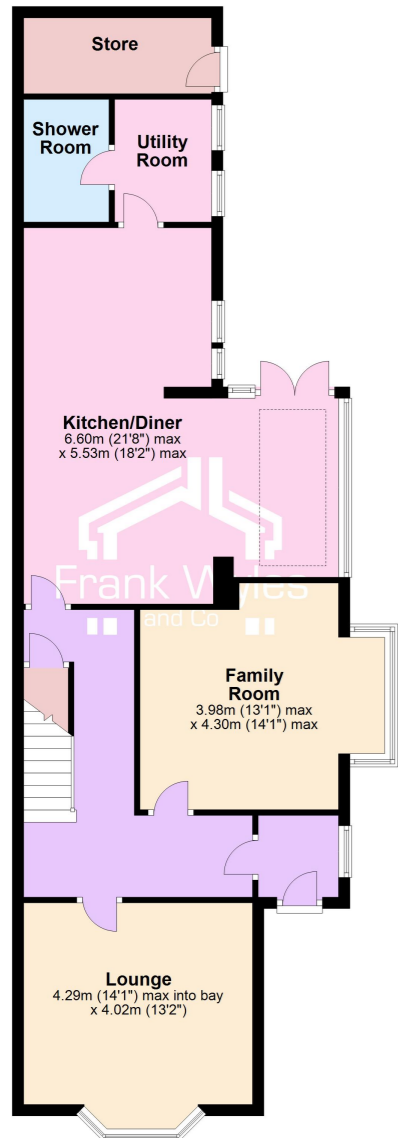


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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

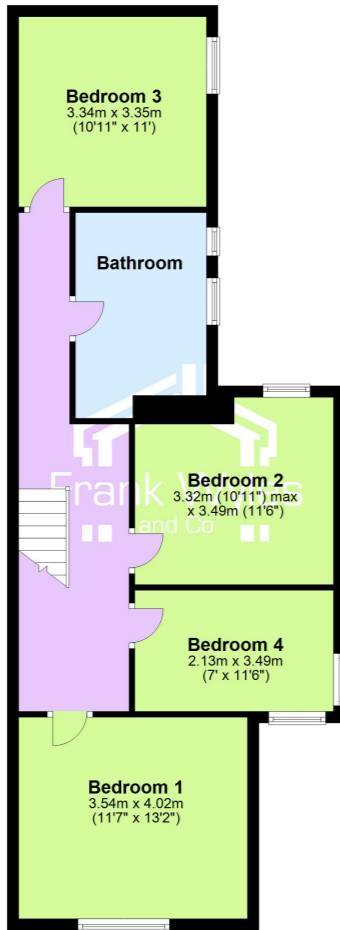
**Ground Floor**

Approx. 86.2 sq. metres (928.2 sq. feet)

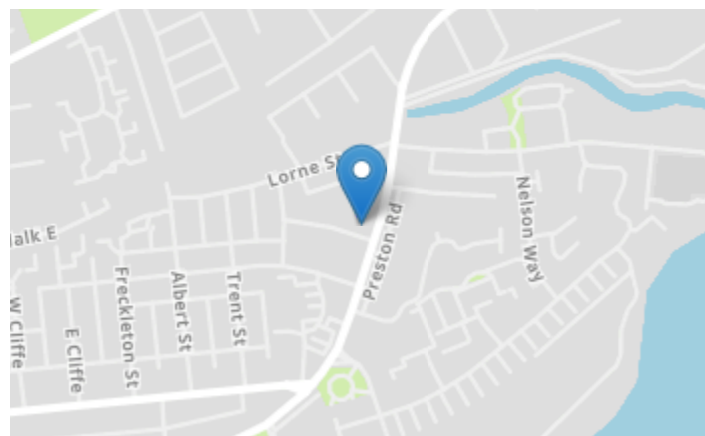


**First Floor**

Approx. 67.2 sq. metres (723.5 sq. feet)



Total area: approx. 153.4 sq. metres (1651.7 sq. feet)



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

**01253 731 222**  
 11 Park Street, Lytham FY8 5LU

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**11 Preston Road,**  
 Lytham, FY8 5BL

- Deceptively Spacious Semi Detached House
- Within Short Stroll Of Lytham Centre & Green
- Lounge, Family Room, Kitchen Diner & Large Cellar
- Utility & Downstairs Shower Room With WC
- Four Bedrooms & Family Bathroom
- Driveway Providing Off Road Parking & Rear Garden With Store



**£482,500**

Leasehold  
 Energy Efficiency Rating: D



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 (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.



# 11 Preston Road,

Lytham, FY8 5BL

**£482,500**

Located Within A Short Stroll Of Lytham Centre & Green Is This Lovely Semi Detached Period House Offering Deceptively Spacious Accommodation In The Form Of Lounge, Family Room, Fabulous Kitchen Diner With Orangery, Utility, Downstairs Shower Room With WC, Four Bedrooms & Family Bathroom, & Large Cellar. There Is Off Road Parking To The Front, And A Private Rear Garden With Sunny Aspect & Store. A Must See To Fully Appreciate!

Tenure: Leasehold (999 years from 1 May 1899). Ground Rent: £7.64 pa.

Council Tax Band: E

Additional Information: Front aspect roof and store roof replaced around 2006. Electrics tested and consumer unit upgraded 2020. New condensing



## Ground Floor

### Porch

Double glazed window to side. Original feature stained glass door and surround leading to:

### Entrance Hall

Radiator. Decorative wood effect Karndean flooring. Stairs to first floor. Doors leading to the following rooms:

### Lounge 4.29m (14'1") max into bay x 4.02m (13'2")

Double glazed bay window to front. Living flame effect fire. Radiator, TV point, picture rail, and decorative coving to ceiling.

### Family Room 4.30m (14'1") max x 3.98m (13'1") max

Double glazed box window to side. Dado rail, feature shelving.

### Kitchen/Diner 6.60m (21'8") max x 5.53m (18'2") max

Double glazed orangery and two double glazed windows to side. Fitted with a matching range of base and eye level units with worktop space over and matching breakfast bar. 1+1/2 bowl stainless steel sink with single drainer and mixer tap. Built-in double oven and induction hob with extractor hood over. Built-in under fridge and space for American style fridge freezer. Cupboard housing condensing boiler (2021). Radiator. Karndean tile effect flooring. TV point. Feature fireplace. Double doors to rear garden. Door to:

### Utility Room 2.15m (7'1") x 1.70m (5'7")

Two double glazed windows to side. With worktop space. Plumbing for washing machine and dishwasher and space for tumble dryer. Karndean tiled effect flooring. Door to:

### Shower Room

Fitted with three piece suite comprising recessed tiled shower enclosure with fitted electric shower, corner vanity wash hand basin with mixer tap and storage under, and WC. Heated towel rail, and extractor fan. Tiled flooring. Cloaks cupboard and storage.

### Cellar

Stairs leading from entrance hall to large cellar with power

light and radiators.

## First Floor

### Landing

Radiator. Doors leading to the following rooms:

### Bedroom 1 4.02m (13'2") x 3.54m (11'7")

Double glazed window to front. Radiator, picture rail, and decorative coving to ceiling.

### Bedroom 2 3.49m (11'6") x 3.32m (10'11") max

Double glazed window to rear. Feature panelled wall. Radiator.

### Bedroom 3 3.35m (11') x 3.34m (10'11")

Double glazed window to side. Fitted bedroom suite with a range of wardrobes. Radiator.

### Bedroom 4 3.49m (11'6") x 2.13m (7')

Double glazed window to side and double glazed window to front. Radiator, and decorative coving to ceiling.

## Bathroom

Double glazed window to side and obscure double glazed window to side. Fitted with four piece suite comprising corner bath with mixer tap, wall mounted wash hand basin with mixer tap, shower enclosure with fitted shower, and WC. Full height tiling to all walls. Heated towel rail, and extractor fan. Built-in airing cupboard housing hot water cylinder.

## External

### Front

Artificial grass lawned front garden with shrub borders. Double gates leading to block paved driveway providing off road parking for 2 cars.

### Rear Garden

Attractive wall enclosed garden with paved patio. Area of artificial grass. Recessed lighting, water feature, and built in BBQ oven. Door to brick built store. Gate leading to front.

### Brick Built Store

Double level with power and light.

