



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		
(1-20)	G		
Not energy efficient - higher running costs			
		66	75



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46 Headroomgate Road, Lytham St. Annes FY8 3BE

- Semi Detached Family Home In A Prime Location
- 2 Receptions
- Open Plan Living Dining Kitchen
- 4 Bedrooms, 2 Bathrooms
- Private Gardens
- Viewing Highly Recommended

£395,000
Freehold

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This spacious semi-detached family home boasts a highly sought-after location, with convenient access to several schools and shops, making it ideal for modern family living.

The standout feature of this property is the impressive Open Plan living dining kitchen, which provides a versatile and contemporary space for both entertaining and everyday activities.

In addition to the Open Plan area, there are two further reception rooms. A downstairs utility/shower room adds practicality and convenience to the home.

Upstairs, the property includes four bedrooms and a family bathroom, providing comfortable sleeping arrangements for the whole family.

Tenure: Freehold

Council Tax: Band E



Ground Floor

Porch Obscure window to front, door to:

Entrance Hall Radiator, staircase with glass balustrade to first floor, door to:

Lounge 5.72m (18'9") x 4.00m (13'1") Double glazed window to front with seating and storage under, secondary glazed leaded window to rear, radiator, TV point, telephone point with full fibre network.

Dining Room 4.47m (14'8") max x 4.29m (14'1") max Two obscure double glazed windows to side with coloured glass, double glazed bay window to front, two radiators, coal effect electric fire set in stone surround.

Kitchen 6.86m (22'6") x 6.17m (20'3") Fitted with a matching range of base and eye level units with granite worktops, matching island unit with breakfast bar, 1+1/2 bowl stainless steel sink with mixer tap, integrated dishwasher, space for fridge/freezer, electric point for cooker with extractor hood over, built-in microwave, double glazed window to rear, radiator, TV point, living flame effect electric fire set in marble surround and wall mounted boiler, bi-fold doors to side, external door to rear.

Shower Room / Utility Fitted with three piece suite comprising shower cubicle with fitted shower, pedestal wash hand basin with mixer tap, and WC, full height tiling to all walls, heated towel rail, obscure double glazed window to side, tiled flooring, plumbing for washing machine, space for tumble dryer.

First Floor

Landing Door to:

Bedroom 1 4.50m (14'9") max x 4.29m (14'1") Double glazed bay window to front, two obscure double glazed windows to side with coloured glass, fitted bedroom suite with a range of wardrobes, radiator.

Bedroom 2 4.03m (13'3") x 3.84m (12'7") Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator.

Bedroom 3 4.06m (13'4") x 2.80m (9'2") Double glazed window to front, two radiators.

Bedroom 4 3.51m (11'6") x 3.27m (10'9") Double glazed window to front, double glazed window to side, built-in storage cupboard.

Bathroom Fitted with three piece suite comprising panelled bath with hand shower attachment and mixer tap, vanity wash hand basin with storage under and mixer tap and shower enclosure with fitted shower, part tiled walls, heated towel rail, extractor fan, window to side.

WC Double glazed window to rear, fitted with two piece suite wash hand basin and WC, part tiled walls.

External Mature gardens to the front, side and rear of the property. Garage with electric door, courtesy door to rear garden, off street parking in front.

