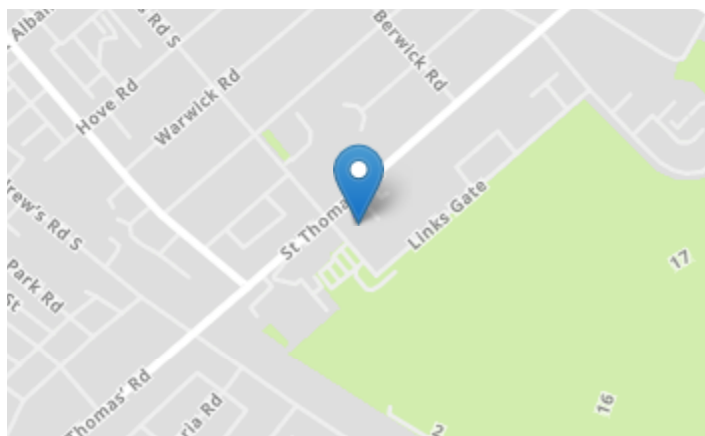


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU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



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## 203 St Patricks Road South, Lytham St Annes, Lancashire, FY8 1LG



- Superior Detached Three Storey House
- Adjacent to Royal Lytham & St Anne's Golf Club
- Large Living Dining Kitchen
- 3 Reception Rooms, Utility Room & Downstairs Cloakroom
- 5 Bedrooms, 3 Bathrooms
- Off Road Parking & Enclosed Landscaped Rear Garden

**£790,000**

Leasehold  
 Energy Efficiency Rating: D



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 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



# 203 St Patricks Road South, Lytham St Annes, Lancashire, FY8 1LG

## £790,000

This Superior Five Bedroom Three Storey Detached Family House Occupies a Prime Position Adjacent to Royal Lytham & St Anne's Golf Club and is Located Within Easy Access of the Town Centre and Sea Front. Boasting Many Original Features, The Spacious Accommodation Comprises: Three Reception Rooms, a Large Living Dining Kitchen, Utility Room and Cloakroom to the Ground Floor, a Grand Principal Bedroom Suite with Dressing Room and Stunning bathroom, Three further Bedrooms, Bathroom, and Separate WC to the First Floor, and En-Suite Bedroom Ideal for a Teenager on the Second Floor. Outside There is Off Road Parking for Several Vehicles and Low Maintenance Landscaped Gardens.

Tenure: Leasehold

Ground Rent £17.72 pa

Council Tax: Band G



Ground Floor  
Porch  
Window to side and rear. Tiled flooring. Double doors to:

Entrance Hall  
Radiator, and wooden flooring. Stairs to first floor. Doors leading to:

Lounge  
5.43m (17'10") max into bay x 4.71m (15'5")  
Box window to front, radiator, wooden flooring, TV point, with Bespoke hand-built, wall mounted solid wood TV cabinet complimenting the fireplace, ornamental plate rack, four wall light points, decorative coving to ceiling, fireplace with tiled hearth.

Dining Room  
5.80m (19'1") max x 4.55m (14'11")  
Open fire with marble inset and hearth. Radiator, and decorative coving to ceiling. Double doors to rear garden. (Original Oak Floor under the carpet), door to:

Living Dining Kitchen  
9.65m (31'8") x 4.96m (16'3") max  
Two double glazed windows to rear and window to side. Fitted with a hand-built, hand-painted bespoke Kitchen by Matthew Marsden, with River-washed Granite worktops and matching Island (incorporating Microwave cabinet and 2nd dishwasher). 1 1/2 bowl stainless steel sink with Perrin and Rowe Mixer Taps. Integrated Dishwasher. Space for American Fridge Freezer and Falcon Range cooker and 5 burner gas hob. Radiator, wooden flooring, TV point, and under stairs wine cellar. Open to dining area with feature wood burning stove with glass door recessed in to chimney breast. Lounge area to rear with double doors to garden. Door to:

Utility Room  
3.90m (12'9") x 0.92m (3')  
Obscure window to front and side. Plumbing for washing machine, and space for tumble dryer. Wall mounted boiler. External door to side.

Study  
4.57m (15') max x 2.86m (9'5")  
Double glazed bay window to front, and side. Radiator.

Cloakroom  
Obscure window to side. Fitted with two piece suite comprising wall mounted wash hand basin, and WC. Radiator.

First Floor  
Landing  
Enclosed staircase up to second floor. Skylight. Door to:

Bedroom 1  
5.15m (16'11") max into bay x 4.55m (14'11")  
Bay window to rear. Feature fireplace. Radiator, TV point, picture rail, and decorative coving to ceiling. Door to:

En-Suite Bathroom



4.34m (14'3") x 3.95m (13')  
Japanese style deep soak Pegasus Hydrotherapy and Chromotherapy Tub with hand shower attachment. His and Hers Duravit basins, Hansgrohe mixer taps and Keuco Mirror Cabinets. Hansgrohe rainshower with head shower wet area fitted with tiled heated bench. W.C. Vasco Mirrored Heated Towel Rail and under-floor heated tiled floor throughout. Door to:

Dressing Room  
3.95m (13') x 2.46m (8'1")  
Sash window to rear. Fitted with a range of units. Radiator.

Bedroom 3  
5.43m (17'10") max into bay x 4.71m (15'5")  
Double glazed box bay window to front. Bedroom suite with a range of wardrobes. Two radiators.

Bedroom 4  
4.57m (15') max x 2.86m (9'5")  
Double glazed bay window to front. Picture rail. Radiator.

Bedroom 5  
2.65m (8'8") x 1.76m (5'9")  
Box window to side. Picture rail, and decorative coving to ceiling. Radiator.

Bathroom  
Obscure window to side. Fitted with three piece suite comprising bath with mixer tap, vanity wash unit with storage under and mixer tap, and shower enclosure with fitted shower. Full height tiling to all walls and tiled flooring. Heated towel rail. Built-in storage cupboard.

WC  
Obscure window to side. WC. Tiled flooring. Radiator.

Second Floor  
Bedroom 2 with Study Area and Dressing Area  
8.18m (26'10") max x 4.71m (15'5") max  
Window to front, and double glazed window to side. Two radiators, and TV point. Door to:

En-Suite Shower Room  
Fitted with three piece suite comprising shower enclosure with fitted shower, wash hand basin with mixer tap and storage under, and WC. Tiled splash backs, heated towel rail, skylight, and tiled flooring.

External  
Front  
Driveway providing off road parking for several vehicles. Security and Lanscaped Lighting and low maintenance Landscaped Borders.

Rear  
Attractive enclosed rear garden with feature slate flag paving and inset gravel. Shrub borders. Ideal entertaining area with brick outbuildings and covered barbeque area. Both Security and Landscaped Lighting with CCTV around the property.

