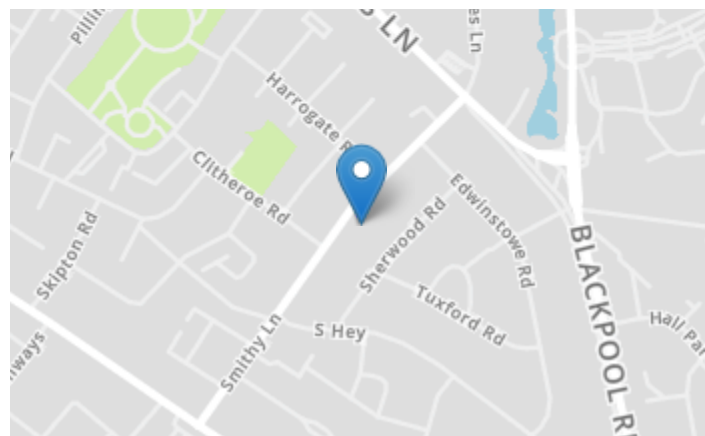
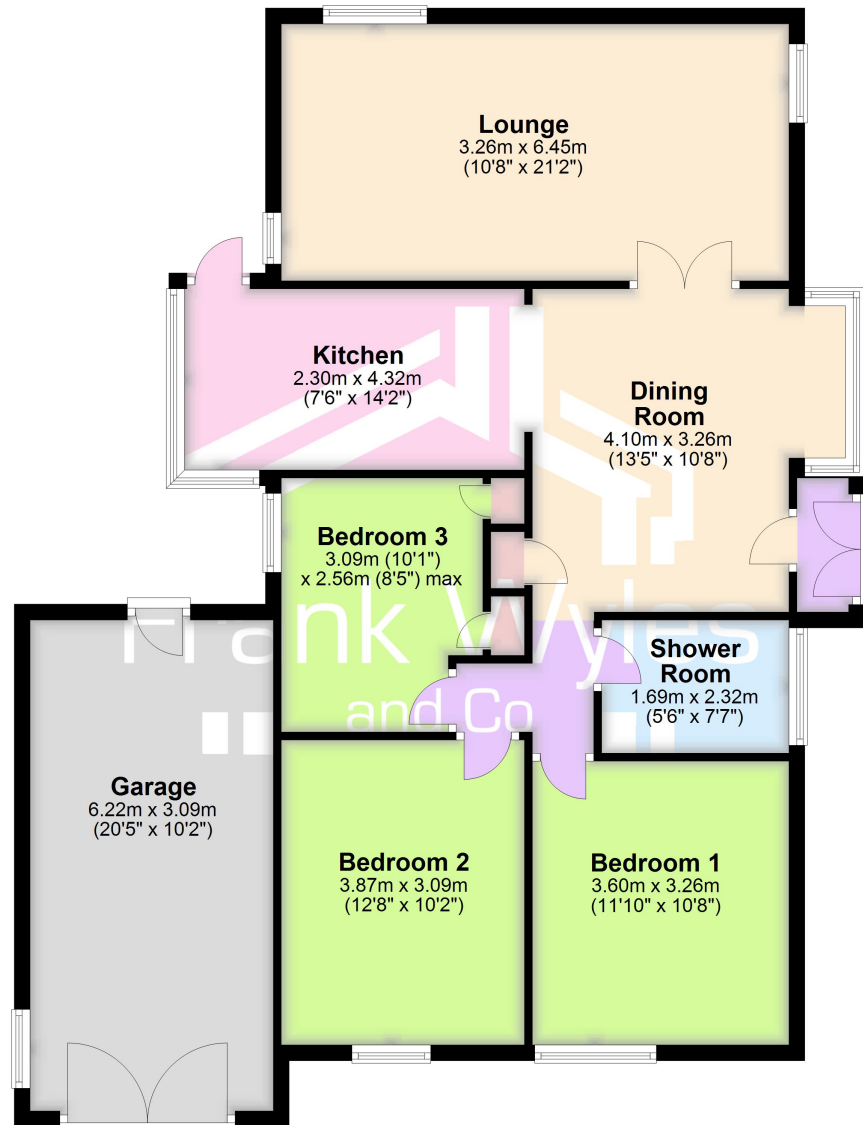


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Ground Floor

Approx. 108.0 sq. metres (1163.0 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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9 Smithy Lane, Lytham St Annes, FY8 3PD

- Detached True Bungalow
- Open Plan Dining Kitchen & Separate Lounge
- Three Bedrooms & Shower Room
- Gardens To Front, Side & Rear
- Driveway & Single Garage



£207,000

Freehold
Energy Efficiency Rating: D



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(2) Frank Wyles & Co. has no authority to make or give any representation or warranty whatever in relation to this property.



9 Smithy Lane, Lytham St Annes, FY8 3PD £207,000

Deceptively Spacious Detached True Bungalow Located Within Easy Reach Of Local Amenities, Schools & Transport Links. The Property Comprises Open Plan Dining Kitchen, Separate Lounge, Three Bedrooms & Shower Room. The Property Further Benefits From Gardens to Front, Side & Rear Plus A Driveway And Single Garage. A Must See To Fully Appreciate!

Tenure: Freehold. Council Tax Band: D

Porch

Door to:

Dining Room 4.10m (13'5") x 3.26m (10'8")

Double glazed box bay window to side. Open plan to:

Kitchen 4.32m (14'2") x 2.30m (7'6")

Double glazed windows to front and side. Fitted with a matching range of base and eye level units with worktop space incorporating a stainless steel sink with single drainer and mixer tap. Integrated fridge, freezer, dishwasher and washing machine. Space for tumble dryer. Built-in double oven and hob with extractor hood over. Tiled flooring. Door to rear.

Lounge 6.45m (21'2") x 3.26m (10'8")

Two double glazed windows to side and double glazed window to rear. Feature wood burning stove with tiled surround. Two radiators, and TV point.

Inner Hallway

Doors leading to the following rooms:

Bedroom 1 3.60m (11'10") x 3.26m (10'8")

Double glazed window to front. Fitted double wardrobe. Wall mounted wash hand basin. Radiator.

Bedroom 2 3.87m (12'8") x 3.09m (10'2")

Double glazed window to front. Fitted wardrobes. Radiator.

Bedroom 3 3.09m (10'1") x 2.56m (8'5") max

Double glazed window to side. Built-in cupboards. Radiator.

Shower Room

Obscure double glazed window to side. Fitted with three piece suite comprising double shower enclosure with fitted electric shower, pedestal wash hand basin, and WC. Full height tiling to all walls. Heated towel rail.

External

Garage 6.22m (20'5") x 3.09m (10'2")

Double doors to front. Obscure window to side, and courtesy door to rear. Power and light.

Front

Wall and gate enclosed lawned garden. Driveway providing off road parking and leading to:

Side & Rear Garden

Mainly laid to lawn with attractive borders.

