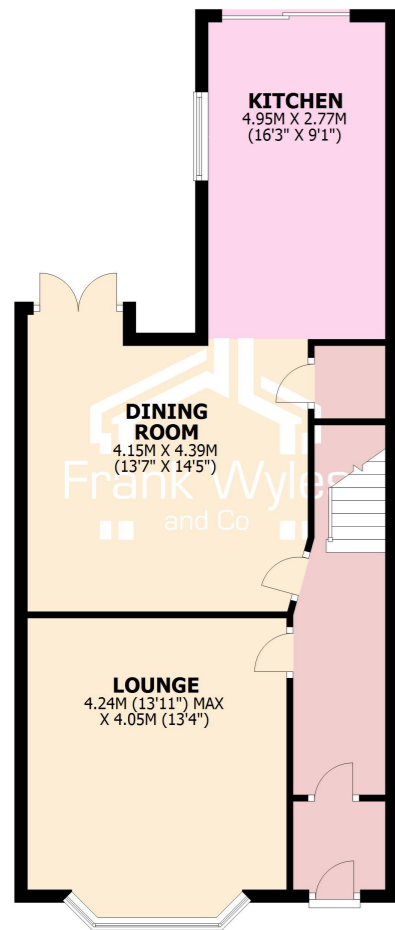


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	81



GROUND FLOOR
APPROX. 62.2 SQ. METRES (669.2 SQ. FEET)



FIRST FLOOR
APPROX. 60.5 SQ. METRES (650.9 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

sales@frankwyles.com lytham@frankwyles.com

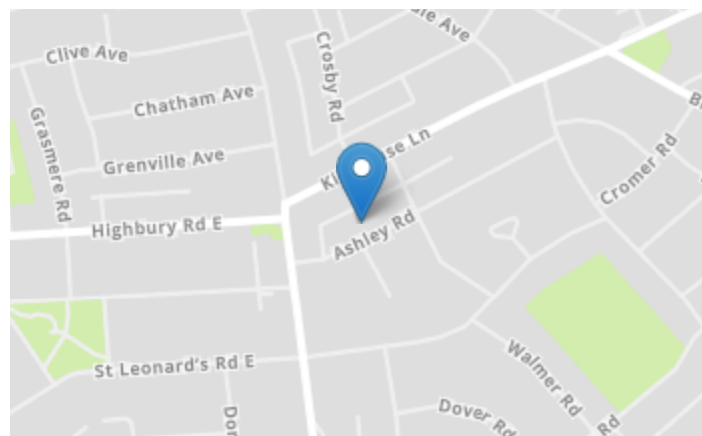
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7 Ashley Road,

Lytham St Annes, Lancashire, FY8 3AS



- Terraced Family Home In A Prime Location
- Tastefully Refurbished To The Highest Standard
- 2 Reception Rooms & Stunning Kitchen
- 3 Bedrooms
- Family Bathroom
- Viewing Essential

£300,000

Leasehold
Energy Efficiency Rating: C



7 Ashley Road, Lytham St Annes, Lancashire, FY8 3AS £300,000

Not To Be Missed! This stunning character family home has been tastefully refurbished throughout to the highest standard, retaining many original features. Located just a few minutes walk from several shops and schools, the generous accommodation briefly comprises two large receptions, stunning kitchen, three bedrooms and a family bathroom. There is a private garden to the rear, perfect for families and entertaining. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band C



Ground Floor

Entrance Porch

Composite front door with feature leaded glass, ceiling cornice, original tiled flooring, door with leaded stained glass leading to:

Entrance Hall

Ceiling cornice, radiator, stripped floorboards, telephone point, door to:

Lounge

4.24m (13'11") max x 4.05m (13'4")
UPVC double glazed sash bay window overlooking front garden, ceiling cornice, central ceiling rose, feature ornate character fireplace, living flame gas fire and granite hearth, radiator, TV point and internet point.

Dining Room

4.38m (14'5") x 4.15m (13'7")
UPVC double glazed patio doors leading to the rear garden, stripped floorboards, radiator, central ceiling rose, feature exposed brick fireplace with log burner, storage cabinets to the side of the fireplace, door leading to under-stairs storage cupboard, open plan to:

Fitted Kitchen

4.95m (16'3") x 2.77m (9'1")
Stunning sage shaker style kitchen with a matching range of base and eyelevel kitchen cabinets and complimentary quartz countertop over, 1 1/2 stainless steel single sink with Swan neck mixer tap, five ring gas hob with extractor hood over, two integrated fan assisted Samsung electric ovens, Space for American fridge freezer, integrated dishwasher, integrated washing machine, cupboard housing gas combination boiler, radiator, sliding patio doors leading to the rear garden

First Floor

Landing

Glass panel throws natural light into the landing, pulldown ladder giving access to the large loft, double storage cupboard.



Bedroom 1

4.23m (13'11") x 3.95m (13')
2 UPVC double glazed sash windows overlooking the front garden, large walk-in wardrobe, traditional picture rail, radiator.

Bedroom 2

4.18m (13'9") x 3.44m (11'3")
UPVC double glazed window overlooking the rear, ceiling cornice, traditional picture rail, radiator.

Bedroom 3

2.82m (9'3") x 2.66m (8'9")
UPVC double glazed window overlooking the rear garden, traditional picture rail, radiator.

Bathroom

Lovely four piece suite comprising floor standing rolltop bath with central taps, tiled shower enclosure with glass door, mixer shower with fixed and adjustable showerheads, low-level WC, wash handbasin with taps, radiator, extractor fan, part tiled walls, tiled flooring, obscure UPVC double glazed window.

External

Front

Low maintenance walled front garden with established border, pathway leading to the front door.

Rear

Raised decking accessed from both the dining room and kitchen, private rear garden mainly laid to lawn with established border, garden shed, gravel pathway leading to the back gate which gives access to the service road to the rear.

