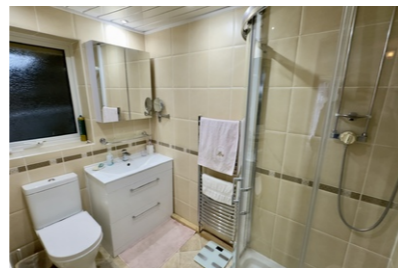
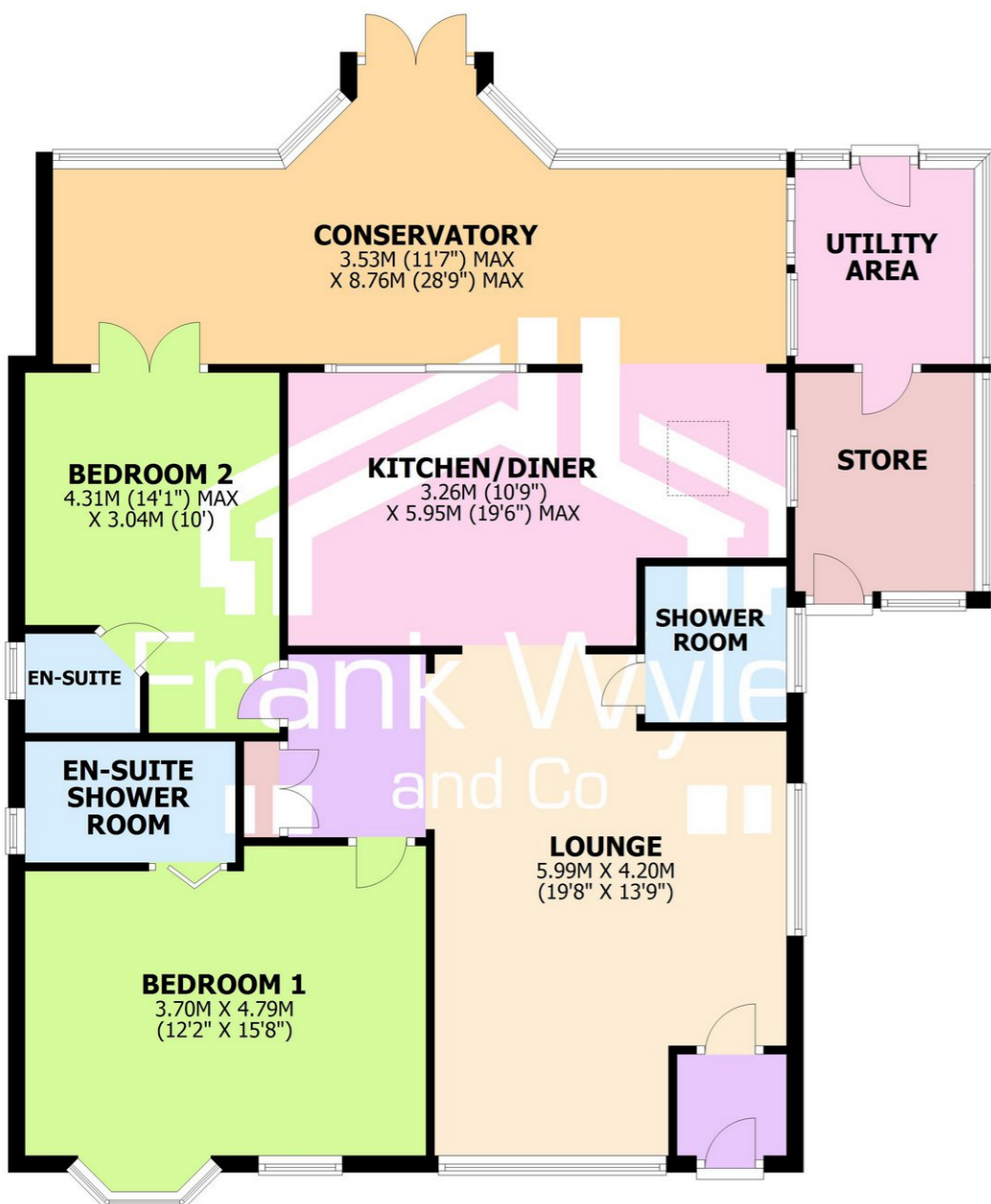


GROUND FLOOR

APPROX. 120.2 SQ. METRES (1294.3 SQ. FEET)



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			
		75	85

Lytham Office
 11 Park Street, Lytham FY8 5LU
 01253 731222
 lytham@frankwyles.com

St. Annes Office
 21 Orchard Road, St. Annes FY8 1RY
 01253 713695
 sales@frankwyles.com

www.frankwyles.com



18 Jubilee Way, Lytham St Annes FY8 3TS

- Detached True Bungalow In A Quiet Location
- Many Amenities Close By
- Lounge, Kitchen Diner & Large Conservatory
- 2 Bedrooms, Both En-Suite
- Lovely Private Gardens
- Viewing Highly Recommended

£270,000
 Freehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
 (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.



Ground Floor

Entrance Hall Door to:

Lounge 5.99m (19'8") x 4.20m (13'9") Double glazed window to front, double glazed window to side, two radiators, TV point, coving to ceiling, coal effect gas fire set in marble surround, open plan to:

Kitchen/Diner 5.95m (19'6") max x 3.26m (10'9") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, integrated dishwasher, plumbing for washing machine, built-in oven, built-in four ring gas hob, built-in microwave, double glazed window to side, skylight, radiator, patio door to:

Conservatory 8.76m (28'9") max x 3.53m (11'7") max Double glazed windows, radiator, double glazed French doors to rear garden, patio door to

Utility Area Stainless steel sink, double glazed windows, door to rear garden, door to:

Store Double glazed windows, door to front.

Hallway Radiator, coving to ceiling, double door to storage cupboard, door to:

Bedroom 1 4.79m (15'8") x 3.70m (12'2") Double glazed window to front, double glazed bay window to front, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling, bi-fold door to:

En-suite Shower Room Fitted with three piece suite comprising shower enclosure with fitted shower, vanity wash hand basin with storage under and mixer tap, WC and full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to side, tiled flooring.

Bedroom 2 4.30m (14'1") max x 3.04m (10') Fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling, double doors to conservatory, door to:

En-Suite Fitted with two piece suite comprising vanity wash hand basin with storage under and mixer tap and WC, obscure double glazed window to side.

Shower Room Fitted with three piece suite comprising shower cubicle with fitted shower, pedestal wash hand basin with mixer tap, and WC, heated towel rail, shaver point full height tiling to all walls, obscure double glazed window to side, tiled flooring.

External Two driveways to the front of the property with off street parking for multiple vehicles. Mature rear garden with lawned and decked areas, open views over the fields behind.

Set in a highly sought-after and peaceful location, this impressive detached true bungalow stands as a testament to comfortable and elegant living.

The generous accommodation encompasses a spacious reception room, an open-plan kitchen diner, and a conservatory that spans the width of the property, offering delightful views of the immaculate rear garden and beyond.

Two double bedrooms, each with its own ensuite bathroom, contribute to the luxurious living experience, complemented by an additional bathroom. With its serene setting and well-designed features, early viewing is highly recommended to fully appreciate the charm of this property.

Tenure: Freehold
Ground Rent: £0

Council Tax: Band D
Service Charge: £0

