

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			



**01253 713 695**  
**21 Orchard Road, St. Annes FY8 1RY**  
**01253 731 222**  
**11 Park Street, Lytham FY8 5LU**  
[sales@frankwyles.com](mailto:sales@frankwyles.com) [lytham@frankwyles.com](mailto:lytham@frankwyles.com)  
[www.frankwyles.com](http://www.frankwyles.com)  
 facebook.com/frankwyles @frankwyles



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**2 Ashton Street,  
 Lytham, FY8 5NT**

- Delightful Semi Detached House In The Heart Of Lytham
- Short Stroll To Lytham Centre & Green
- Lounge & Dining Room With Wood Burning Stove
- Kitchen & Separate Utility
- Four Bedrooms & Bathroom
- Rear Westerly Facing Courtyard



**£455,000**

Freehold  
 Energy Efficiency Rating: D



## 2 Ashton Street,

Lytham, FY8 5NT

**£455,000**

Delightful Semi Detached House With Many Original Features Located In The Heart Of Lytham Within A Short Stroll Of Lytham Green & Centre With Its Great Shops & Restaurants. The Property Comprises A Good Sized Lounge, Lovely Dining Room With Original Stone Fireplace And Wood Burning Stove, Kitchen With Separate Utility, Four Bedrooms & A Large Bathroom. To The Rear Is A Westerly Facing Courtyard. An Absolute Must See To Fully Appreciate!

Tenure: Freehold

Council Tax Band: E



### Entrance Hall

Wooden front door with lead inserts. Mosaic area leading to exposed floorboards. Radiator. Coving. Stairs to first floor with under stairs storage cupboard. Doors leading to the following rooms:

### Lounge

Leaded bay sash windows to front. Feature fireplace with inset living flame gas fire. Coving and period mouldings to ceiling. Radiator. TV aerial point.

### Dining Room

Feature fireplace with brick recess, stone hearth and wood burning stove. Radiator. Coving. Exposed floorboards. French doors to the side. Door to:

### Kitchen

Windows to side and rear. Fitted base units with solid wood work surface incorporating a Butler style sink with mixer tap. Space for freestanding cooker. Integrated fridge. Radiator. Stone tiled flooring with underfloor heating. Opening to:

### Utility Room

Door and window to side. Fitted units with space and plumbing for washing machine, tumble dryer, dishwasher and fridge freezer. Radiator. Stone tiled flooring.

### First floor

### Landing

Built-in storage cupboard.. Skylight. Doors leading to the following rooms:

### Bedroom 1

Leaded sash window to front. Coving. Radiator. TV aerial point.



### Bedroom 2

Sash window to side. Coving. Radiator. TV aerial and telephone point.

### Bedroom 3

Steps down into bedroom. Window to side. Radiator.

### Bedroom 4

Leaded sash window to front. Coving. Radiator.

### Bathroom

Part opaque sash window to side. Four piece white suite comprising panelled bath with mixer tap, step-in shower with glass screen, vanity unit with inset wash hand basin and mixer tap, and WC. Part tiled walls. Heated towel rail. Loft hatch. Airing cupboard housing shelving and Worcester boiler.

### External

### Front

Low maintenance wall and gate enclosed garden with mature shrubs. External lighting.

### Rear Courtyard

Wall enclosed courtyard with westerly aspect. Brick built store. Gate to front.

