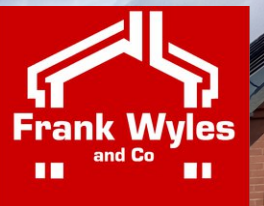


GROUND FLOOR
APPROX. 48.8 SQ. METRES (525.5 SQ. FEET)



FIRST FLOOR
APPROX. 46.3 SQ. METRES (498.7 SQ. FEET)



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			
		64	82

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



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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.

59 Rossall Road, Ansdell FY8 4BY

- Terraced Family Home In The Heart Of Ansdell
- 2 Receptions & Fitted Kitchen
- 3 Bedrooms
- Private Garden To The Rear
- No Onward Chain
- Early Viewing Highly Recommended

£275,000
Freehold



This mid-terraced family home is ideally located next to the prestigious Royal Lytham Golf Course in the sought-after area of Ansdell. It benefits from the convenience of nearby shops and excellent schools.

The property offers generous living space, including two receptions and a fitted kitchen. With three bedrooms and a family bathroom, there is comfortable accommodation for all. The private garden at the rear is an ideal space for outdoor entertaining. The property is offered with no forward chain. Early viewing is highly recommended.

Tenure: Freehold

Council Tax: Band C



Ground Floor

Porch

Tiled flooring, dado rail, and decorative coving to ceiling. Door to:

Entrance Hall Stairs to first floor. Doors to:

Lounge 4.36m (14'3") max into bay x 3.45m (11'4")

Double glazed bay window to front. Feature coal effect gas fire with brick surround. Radiator, TV point, picture rail, two wall light points, and decorative coving to ceiling.

Sitting Room 3.94m (12'11") x 3.63m (11'11")

Double glazed window to rear. Feature wood burning stove recessed in to chimney breast. Radiator, and two wall light points. Open plan to:

Kitchen 4.64m (15'3") x 2.59m (8'6")

Two double glazed windows to side and double glazed window to rear. Fitted with a matching range of base and eye level units with work top space over incorporating a stainless steel sink with single drainer and mixer tap. Plumbing for washing machine and dishwasher, space for fridge freezer, double oven, and built-in four ring gas hob with pull out extractor hood over. Wall mounted boiler. Tiled flooring. Door to under stairs storage cupboard and door to rear garden.

First Floor

Landing

Doors to:

Bedroom 1 4.57m (15') x 3.63m (11'11")

Two double glazed windows to front. Two built-in double wardrobes. Feature fireplace. Radiator, and TV point.

Bedroom 2 3.94m (12'11") x 2.81m (9'3")

Double glazed window to rear. Radiator.

Bedroom 3 2.68m (8'9") max x 2.44m (8')

Double glazed window to rear. Feature fireplace.

Bathroom

Obscure double glazed window to side. Fitted with three piece suite comprising panelled bath with mixer tap with shower attachment, and glass screen, pedestal wash hand basin, and WC. Part tiled walls, and radiator.

External

Good sized rear garden with paved and lawned areas. Pedestrian gate to rear service road. Space for off road parking/erection of garage (subject to the usual consent).

