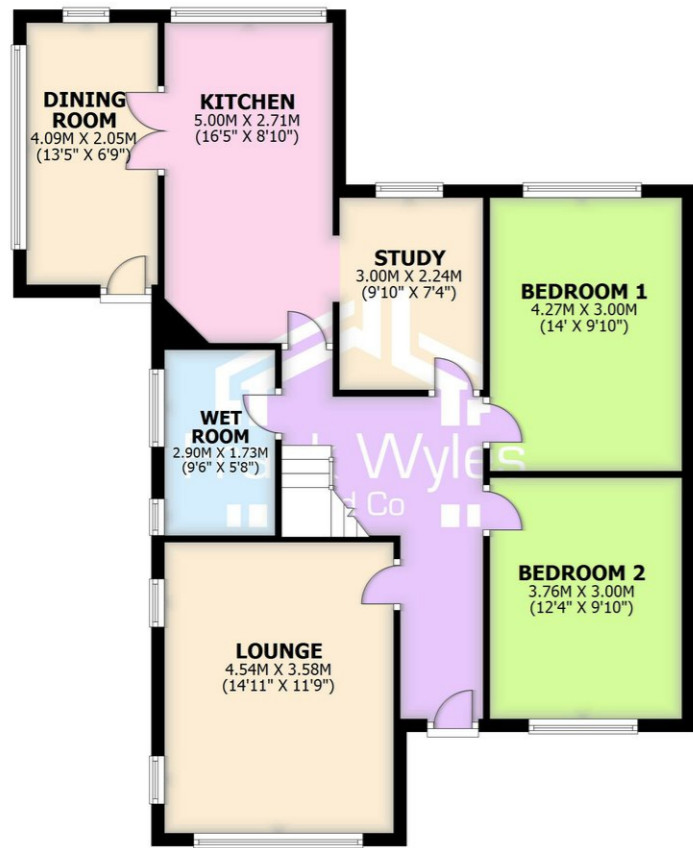
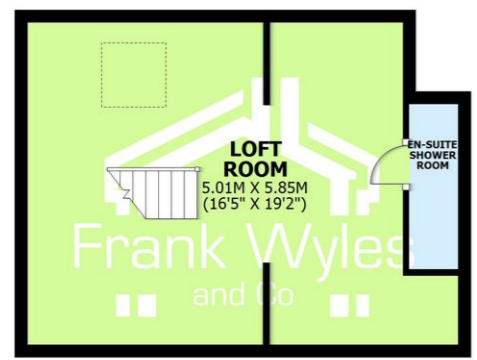




GROUND FLOOR
APPROX. 87.9 SQ. METRES (946.4 SQ. FEET)



FIRST FLOOR
APPROX. 32.5 SQ. METRES (350.3 SQ. FEET)



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

69 Banbury Road, Lytham St Annes FY8 1LA

- Semi Detached Bungalow
- Lounge, Dining Room & Study
- Fitted Kitchen
- 2 Double Bedrooms & En-Suite Loft Room
- Modern Shower Room
- Garage, Driveway & Private Gardens

£275,000
Leasehold



This semi detached bungalow is tucked away at the end of a cul-de-sac but within easy reach of St. Annes town centre and the sea front.

The accommodation comprises a lounge, a fitted kitchen with open study area, a dining room, 2 double bedrooms, a modern shower room and an en-suite loft room. There is a driveway, garage and gardens to the side and rear of the property.

Tenure: Leasehold
Ground Rent: £

Council Tax: Band C



Ground Floor

Entrance Hall

Radiator, stairs to loft room, door to:

Lounge 4.54m (14'11") x 3.58m (11'9")

Double glazed window to front, two double glazed windows to side, radiator, coal effect gas fire with wooden surround and marble inset and hearth.

Study 3.00m (9'10") x 2.24m (7'4")

Double glazed window to rear, radiator open access to

Kitchen 5.00m (16'5") x 2.71m (8'10")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated dishwasher, space for fridge, built-in double oven, built-in four ring gas hob with pull out extractor hood over, double glazed window to rear, TV point, wall mounted gas fire, double door to:

Dining Room 4.09m (13'5") x 2.05m (6'9")

Double glazed window to side, double glazed window to rear, radiator, tiled flooring, plumbing for washing machine, space for freezer and tumble dryer, door to rear garden.

Bedroom 1 4.27m (14') x 3.00m (9'10")

Double glazed window to rear, radiator.

Bedroom 2 3.76m (12'4") x 3.00m (9'10")

Double glazed window to front, radiator.

Wet Room

Shower area with fitted shower and glass screen, inset vanity wash hand basin with storage under and mixer tap, and WC, part tiled walls, heated towel rail, extractor fan, two obscure double glazed windows to side, tiled flooring.

First Floor

Loft Room 5.85m (19'2") x 5.01m (16'5")

Two velux windows, two radiators, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower area with fitted shower, pedestal wash hand basin with mixer tap, and WC, full height tiling to all walls, extractor fan.

External

Driveway with off street parking and leading to a brick-built garage with up-and-over door. Good sized garden to the side and rear of the property mainly lawned with mature borders of plants and trees.

