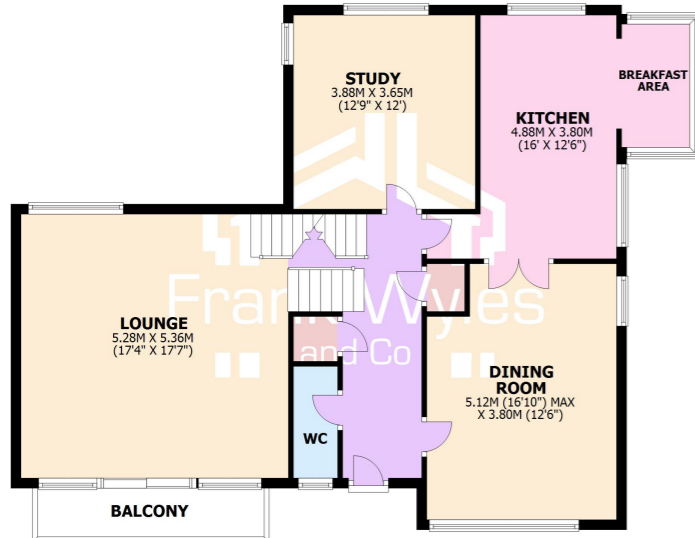


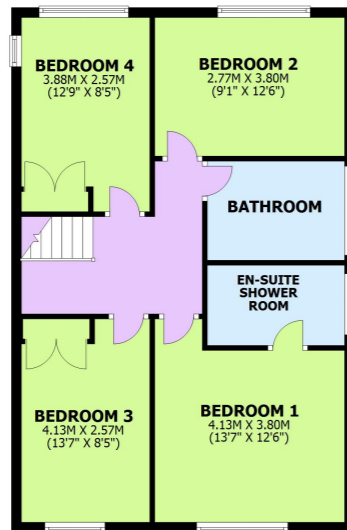
| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| (82 to 100) | B | | |
| (69 to 81) | C | | |
| (55 to 68) | D | | |
| (39 to 54) | E | | |
| (21 to 38) | F | | |
| (1 to 20) | G | | |
| Not energy efficient - higher running costs | | 58 | 70 |

EU Directive 2002/91/EC
England, Wales & N.Ireland

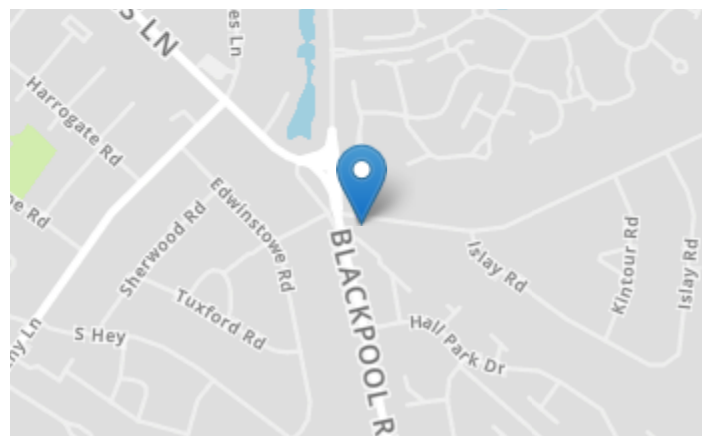
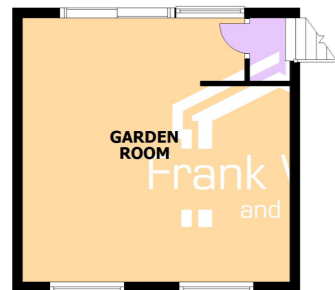
GROUND FLOOR
APPROX. 95.6 SQ. METRES (1029.4 SQ. FEET)



FIRST FLOOR
APPROX. 65.4 SQ. METRES (704.0 SQ. FEET)



LOWER GROUND FLOOR
APPROX. 28.3 SQ. METRES (304.8 SQ. FEET)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY

01253 731 222
11 Park Street, Lytham FY8 5LU

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Gateways Regent Avenue,

- Split Level Chalet Style Detached House
- Located On The Corner Of Regent Avenue & Blackpool Road
- Lounge, Study, WC, & Garden Room
- Kitchen With Breakfast Area & Dining Room
- Four Bedrooms, En Suite & Bathroom
- Lovely Mature Gardens, Driveway & Double Garage.



£699,950

Freehold
Energy Efficiency Rating: D



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(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.



Gateways Regent Avenue, £699,950

This Unique Detached Chalet Style House Is Located On The Corner Of Regent Avenue & Blackpool Road, Within Easy Reach Of Ansdell & Lytham. Built Circa 1974, The Property Offers Split Level Accommodation In The Form Of: Elevated Lounge With Balcony, Kitchen With Breakfast Area, Dining Room, Study, WC, Garden Room To Lower Ground Floor, Four Bedrooms, En Suite & Family Bathroom. The Property Is Screened By Hedgerow And Mature Trees In The Lovely Garden. There Is Also A Double Garage & Driveway Providing Off Road Parking.

Tenure: Freehold

Council Tax Band: G

Ground Floor

Entrance Hall

Radiator. two built-in cupboards. stairs up to the lounge and down to the lower ground floor. Doors leading to:

WC

Obscure double glazed window to front. Fitted with two piece suite comprising vanity wash hand basin with storage under and mixer tap, and WC. Radiator.

Kitchen 4.88m (16') x 3.80m (12'6")

Double glazed window to rear and double glazed window to side. Fitted with a matching range of base and eye level units with worktop space over incorporating a 1 1/2 bowl stainless steel sink with single drainer and mixer tap. Under-unit lights. Larder fridge with freezer compartment plus under-counter Integrated fridge and freezer, and dishwasher. Two built-in Neff ovens and Neff Flexzone Induction hob with extractor hood over. Radiator. Tiled flooring. TV point. Double doors to Dining Room. Open plan to:

Breakfast Area 2.47m (8'1") x 1.36m (4'6")

Double glazed windows to three aspects. Built-in bench seating and table.

Dining Room 5.12m (16'10") max x 3.80m (12'6")

Full height double glazed window to front and double glazed window to side. Two radiators.

Study 3.88m (12'9") x 3.65m (12')

Double glazed window to rear and double glazed window to side. Radiator.

Lounge 5.36m (17'7") x 5.28m (17'4")

Double glazed window to rear. Two windows to front. Radiator. TV point. Two wall light points. Coal effect gas fire. Patio door to balcony. Stairs up to first floor.

First Floor

Landing

Doors leading to:

Bedroom 1 4.13m (13'7") x 3.80m (12'6")

Double glazed window to front. Fitted bedroom suite with a range of Strachan fitted wardrobes. Radiator. Door to:

En-Suite Shower Room

Obscure double glazed window to side. Fitted with three piece suite comprising double shower area with fitted shower with body jets, and glass screen, wall mounted vanity wash hand basin with storage under and mixer tap, and WC. Full height tiling to all walls. Heated towel rail.

Bedroom 2 3.80m (12'6") x 2.77m (9'1")

Double glazed window to rear. Radiator. Range of mirror fronted wardrobes.

Bedroom 3 4.13m (13'7") x 2.57m (8'5")

Double glazed window to front. Built-in double wardrobe. Radiator.

Bedroom 4 3.88m (12'9") x 2.57m (8'5")

Double glazed window to rear and double glazed window to side. Built-in double wardrobe. Radiator.

Bathroom

Obscure double glazed window to side. Fitted with four piece suite comprising bath with mixer tap, pedestal wash hand basin with mixer tap, shower enclosure with fitted shower, and WC. Fully tiled walls, heated towel rail, extractor fan, and shaver point.

Lower Ground Floor

Landing

Radiator. Doors leading to:

Garden Room 5.38m (17'8") x 5.36m (17'7") max

Two double glazed windows to front. Full height double glazed window to rear. Two radiators. TV point. Kitchen/utility area with stainless steel sink, built-in double oven, plumbing for washing machine, and space for tumble dryer. Patio door to rear garden.

External

Gravelled driveway leading to:

Double garage with remote controlled electric up-and-over door, and courtesy door to side.

Enclosed gardens to the front, side and rear of the property.

