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17 Lancaster Avenue, Lytham St Annes FY8 1DL

- 2 Bathrooms
- No Onward Chain
- 3-4 Bedrooms
- Refurbished & Presented To The Highest Standard
- Stunning Open Plan Living Dining Kitchen
- Sea Views From The First Floor

£650,000
Leasehold

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.
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Ground Floor Reception Hall 9.12m (29'11") x 2.36m (7'9")
Two radiators, stairs to first floor, patio door to rear garden, open plan to Kitchen / Living Room, door to storage cupboard, double doors to:

Lounge 5.41m (17'9") x 3.89m (12'9")
Double glazed window to front, radiator.

Kitchen / Living Room 11.05m (36'3") x 5.03m (16'6") Fitted with a matching range of base and eye level units with quartz worktops, matching island unit, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge, freezer and dishwasher, two built-in Neff hide and slide ovens, built-in Neff induction hob, two radiators, TV point, two patio doors to rear garden, door to:

Utility Room 2.32m (7'7") x 2.17m (7'1")
Wall mounted boiler, door to:

Store
Remote-controlled electric roller door.

Bedroom 1 3.68m (12'1") x 3.30m (10'10")
Double glazed window to rear, radiator, door to:

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

Bedroom 2 3.92m (12'10") x 3.60m (11'10") Double glazed window to front, radiator.

Bathroom
Fitted with four piece suite comprising a freestanding bath with hand shower attachment and mixer tap, vanity wash hand basin with storage under and mixer tap, tiled shower enclosure with fitted shower, and WC, heated towel rail, extractor fan, opaque double glazed window to side, tiled flooring.

First Floor Family Room / Bedroom 3 9.08m (29'9") max x 8.55m (28'1") max
Two double glazed windows to rear, three radiators, double doors to rear with sea views.

External Gated driveway with off street parking for a couple of vehicles. Landscaped gardens to the front and enclosed South facing rear of the property with artificial lawns, planted borders and decked seating areas.

A Must See! This stunning detached bungalow is located in a much sought after location just a short stroll from the sea front. The heart of the home is the large open plan kitchen / living room whilst the rest of the ground floor accommodation comprises a reception hall, a lounge, two double bedrooms, an en-suite shower room, a bathroom and a utility room. Upstairs there is a spacious multi-purpose room with sea views. There is an integral store, off street parking and landscaped gardens. Part Exchange Considered. Early Viewing Is Highly Recommended!

Tenure: Leasehold
Ground Rent: £0

Council Tax: Band
Service Charge: £0

