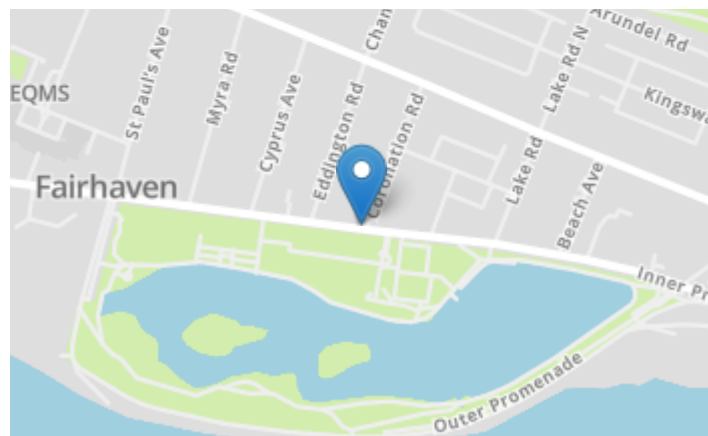


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	76



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Lower Shenstone Inner Promenade, Lytham St Annes, FY8 1BB

- Exceptional Ground Floor Dwelling On Sea Front
- Prime Location Opposite Fairhaven Lake
- Many Original Features
- Great Room Sizes Offering Versatile Living
- Private Gardens To Front & Side
- Driveway & Single Garage
- Available With No Onward Chain



£619,000

Leasehold
Energy Efficiency Rating: D



Lower Shenstone Inner Promenade, Lytham St Annes, Lancashire, FY8 1BB £619,000

Offering 2971 Square Metres (3198 Square Feet) Of Exceptional Accommodation, This Ground Floor Dwelling, Boasting Many Original Features, Is Located In A Prime Position Opposite Fairhaven Lake & The Sea Front. With Its Versatile Living Space, The Property Currently Comprises A Fantastic Reception Hall, South Facing Drawing Room, Modern German Made Kitchen, Snug, Utility, Three Bedrooms, Bathroom, Two WCs & Store Room. The Property Further Benefits From Lovely Private Gardens To The Front & Side And A Horseshoe Driveway, Providing Off Road Parking For Multiple Vehicles, Leading To A Single Garage. Available With No Onward Chain This Unique Property Has To Be Viewed To Be Fully Appreciated.

Tenure: Leasehold 999 years from May 1892 Ground Rent: Peppercorn

Council Tax Band: E



Ground Floor

Vestibule

Steps leading up to original front door and window to front with leaded glass inserts. Inner door leading to:

L Shaped Reception Hall 12.46m (40'11") x 6.65m (21'10")

Two featured leaded windows to rear and leaded window to side. Oak panelled walls. Three radiators, and three wall light points. Archway and two steps up to concealed original staircase. Oak parquet flooring under carpet. Doors leading to the following rooms:

Bedroom 2 5.46m (17'11") x 4.53m (14'10")

Two Venetian windows to side with lovely views over the garden. Wood panelled walls. Original stone fireplace. Two radiators. Exposed floorboards. Wall light point, and coving to ceiling.

South Facing Drawing Room 6.73m (22'1") max into bay x 6.68m (21'11")

Original Venetian bay window to side, and three double Venetian windows to front and side. Feature marble fireplace. Three radiators. Decorative coving to ceiling.

Bedroom 1 4.54m (14'11") x 4.54m (14'11") max into bay

Leaded bay window to front. Fireplace with tiled inset and hearth. Radiator. A lovely light room

Bathroom

Obscure window to side. Fitted with two piece suite comprising bath with separate electric shower over, and pedestal wash hand basin. Part tiled walls. Heated towel rail. Fitted worktop with storage below. Door to:

WC

Obscure window to side. WC. Part tiled walls. Door to:

Cloakroom/Store

Leaded window to rear. Door to:

Further WC

Opaque window to rear. WC.

Inner Hallway (leading from Reception Hall)

Window to side and door to outside. Doors leading to following rooms:

Bedroom 3 4.53m (14'10") x 2.25m (7'4")

Leaded window overlooking the garden. Range of fitted cupboard and drawers. Radiator.

Kitchen 6.88m (22'7") x 4.22m (13'10")

A modern German made kitchen, fitted with a matching range of base and eye level units with granite worktops, matching breakfast bar and island unit. Sink with single drainer and mixer tap. Two Neff built-in ovens and combination microwave. Induction hob with extractor hood over. Integrated fridge, freezer, dishwasher and wine cooler. Cupboard housing combination boiler for ground floor. Two radiators. Ceramic tiled flooring. Open plan to:

Snug 3.82m (12'7") x 3.33m (10'11")

A useful living area off the kitchen. Leaded windows to rear and side. Radiator.

Rear Hallway

Door to:

Utility 3.75m (12'4") x 2.15m (7'1")

Glazed window to rear. Worktop space incorporating a Belfast sink. Plumbing for washing machine and space for tumble dryer.

External

Front Garden

Two sets of double wooden gates leading to horseshoe drive. Lawned area with hedge and shrub borders.

Side Garden

Lovely lawned garden with hedge and attractive shrubs and borders.

Single Garage 6.22m (20'5") x 3.53m (11'7")

Remote-controlled electric up and over door. Window to rear.

