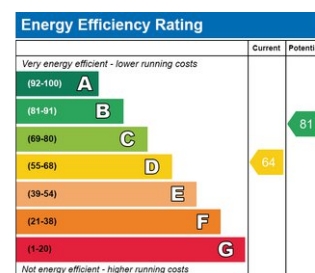


Total area: approx. 89.8 sq. metres (967.0 sq. feet)



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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.

**27 Hoyle Avenue,
Lytham St Annes FY8 3BS**

- Semi Detached Family Home
- 2 Receptions plus Garden Room
- 3 Bedrooms & Family Bathroom
- No Forward Chain
- Driveway With Garage
- Set In Immaculate Gardens
- Cash Buyers Only

Offers Over £110,000
Freehold



Entrance Hall

Secure UPVC double glazed front door, radiator, understairs storage cupboard, further storage cupboard, door to:

Lounge

4.07m (13'4") x 3.62m (11'11")
UPVC double glazed window overlooking the side garden, feature living flame gas fire on tiled hearth, TV point, telephone point, radiator.

Dining Room

4.07m (13'4") x 3.62m (11'11")
UPVC double glazed window overlooking the front garden, radiator, fitted shelving, open plan to

Kitchen

2.93m (9'7") x 2.90m (9'6")
Fitted kitchen with base level kitchen cabinets with complimentary countertop over, stainless steel sink with mixer tap, five ring gas hob, integrated electric oven and grill, space for fridge freezer, pantry, UPVC double glazed window to the rear garden, door to:

Utility Area

UPVC double glazed window to the side, radiator, plumbing for washing machine, secure door leading to the side of the property, archway to:

Garden Room

Double glazed patio door overlooking the rear garden, radiator, UPVC double glazed window.

First Floor

Landing

UPVC double glaze window, loft hatch giving access to the loft, door to:

Bedroom 1

3.64m (11'11") x 2.00m (6'7")
UPVC double glazed window to the front of the property, radiator, fitted suite comprising several wardrobes and shelving

Bedroom 2

3.40m (11'2") x 2.91m (9'7")
UPVC double glazed window to the front of the property, radiator, fitted wardrobe.

Bedroom 3

2.62m (8'7") x 2.43m (8')
UPVC double glazed window to the side, fitted wardrobe with shelving underneath.

Bathroom

Three piece suites comprising a panel bath with electric shower over, shower curtain rail, wash handbasin with taps, low-level WC, full height tiling to all walls, obscure UPVC double glaze window, airing cupboard.

Gardens

Immaculate gardens to the front side and rear of the property, mainly laid to lawn with established borders.

Garage

There is a driveway to the rear of the property giving off street parking for two cars, access to the single garage with an open over door and courtesy door leading to the rear garden.

This semi-detached family home is situated in a sought-after location, offering easy access to shops, several schools, and various other local amenities. The generous accommodation includes a large reception, a dining room open plan to the fitted kitchen, a utility room, and a garden room, providing ample space for comfortable living.

There are three bedrooms and a family bathroom, ensuring ample space for a growing family. The property boasts immaculate gardens to the front, side, and rear, showcasing well-maintained outdoor spaces. A large driveway and garage provide convenient parking and storage options.

Please note that this property is suitable for cash buyers only.

With its popular location, generous living space, and well-presented gardens, early viewing of this family home is highly recommended to secure this desirable property.

Tenure: Freehold

Council Tax: Band B

