



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Lytham Office
11 Park Street, Lytham FY8 5LU
01253 731222
lytham@frankwyles.com

St. Annes Office
21 Orchard Road, St. Annes FY8 1RY
01253 713695
sales@frankwyles.com

www.frankwyles.com



1 Taylor Close, Lytham St. Annes FY8 3FW

- Open Plan Living Dining Kitchen
- Viewing Highly Recommended
- Open Views To The Front
- Presented To The Highest Standard
- 4 Bedrooms, 2 Bathrooms
- Double Integral Garage

£424,995
Freehold

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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This impressive Detached Family Home is on the popular Richmond Point Development, ideally located for St. Annes and the M55. Presented to the highest standard, the generous accommodation comprises a large reception, guest cloaks, open plan living dining kitchen with access to the garden, 4 bedrooms, 2 bathrooms. Integral double garage. Early viewing is highly recommended!

Tenure: Freehold

Council Tax: Band G
Service Charge: £tbc



Ground Floor

Entrance Hall Secure composite front door, radiator, ceiling cornice, access to understair storage cupboard.

Open Plan Living Dining Kitchen Spanning across the back of the property, modern base and eyelevel kitchen cabinets with complimentary countertop over, 1 1/2 Cuple sink with mixer tap, integrated Neff microwave, integrated Neff electric fan assisted oven, Neff induction hob with extractor hood over, integrated dishwasher, breakfast bar, radiator, UPVC glazed rear door, 2UPVC double glazed windows overlooking the rear garden, UPVC patio doors leading to the rear garden.

Lounge UPVC double glazed box window overlooking the front garden, radiator, TV point, telephone point, double doors leading to the dining area of the kitchen.

Cloaks Obscure UPVC double glazed window, low-level WC, wash handbasin with mixer tap, tiled splashback.

First Floor

Landing Loft hatch giving access to loft, large storage/airing cupboard housing hot water tank.

Bedroom 1 UPVC double glazed window overlooking the front, radiator, ceiling cornice, door to:

En-Suite Modern three-piece shower room comprising double shower enclosure with mixer shower, sliding glass door, low-level WC, wash handbasin in vanity unit with mixer tap, tiled flooring, full height tiling to all walls, heated towel rail, obscure UPVC double glazed window, extractor fan.

Bedroom 2 UPVC double glazed window overlooking the front, radiator.

Bedroom 3 UPVC double glazed window overlooking the rear garden, radiator.

Bedroom 4 UPVC double glazed window overlooking the rear, radiator

Bathroom Modern three-piece suite comprising panelled bath with shower over, glass shower screen, Mexico apps, wash hand basin in vanity unit with mixer tap, low-level WC, heated towel rail, extractor fan, shaver point, backlit LED vanity mirror, tiled walls, obscure UPVC double glazed window.

External

Front Block paved driveway with offstreet parking for two cars giving access to the double garage, pathway leading to front door, open front garden laid to lawn, open views to the front.

Rear Garden Patio area from the kitchen, fenced garden to 3 sides mainly laid to lawn.

