

Ground Floor

Approx. 79.8 sq. metres (858.9 sq. feet)

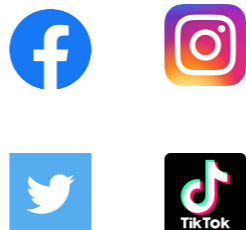


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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



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.
 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

113 Blackpool Road North, Lytham St. Annes FY8 3DB

- Semi Detached True Bungalow In A Popular Location
- Reception & Fitted Kitchen
- 2 Bedrooms
- Enclosed Garden, Garage & Driveway
- No Forward Chain
- Viewing Highly Recommended

£175,000
 Leasehold



Entrance Hall

Radiator, door to:

Lounge 6.47m (21'3") x 3.91m (12'10")

Three double glazed windows to side, double glazed window to front, two radiators, TV point, two wall light points, living flame effect electric fire with marble hearth, door to:

Inner Hallway

Door to:

Shower Room

Fitted with three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin with mixer tap, and WC tiled splashbacks, heated towel rail, extractor fan, obscure double glazed window to rear.

Kitchen 3.62m (11'10") x 2.25m (7'5")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, space for fridge, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to side, radiator, wall mounted concealed boiler, door to:

Rear Porch

Door to driveway, door to rear garden, open access to:

Utility Area

With worktop space, plumbing for washing machine, space for tumble dryer, obscure double glazed window to rear, obscure double glazed window to side.

Bedroom 1 3.97m (13') max x 3.78m (12'5")

Double glazed bay window to rear, radiator.

Bedroom 2 4.27m (14') x 2.71m (8'11")

Double glazed window to front, radiator.

External

Gardens to the front and rear of the property. Driveway with off street parking for multiple vehicles and leading to a single garage with up-and-over door. Garden store.

Situated in a popular location with convenient access to various amenities, this semi-detached true bungalow is being offered with the advantage of no forward chain. The property comprises a reception area, a well-fitted kitchen, two bedrooms, and a shower room.

Adding to its practicality, the bungalow features an enclosed garden to the rear, a driveway providing off-street parking for multiple cars, and a garage. Given its desirable features and the absence of a forward chain, early viewing is highly recommended to secure this property.

Tenure: Leasehold
Ground Rent: £

Council Tax: Band C

