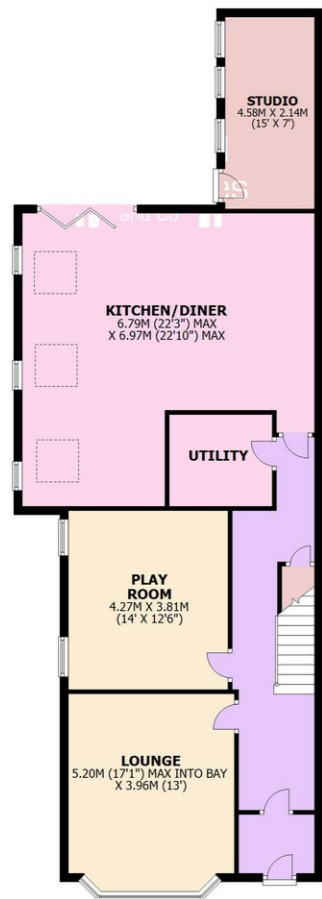


GROUND FLOOR
APPROX. 136.6 SQ. METRES (1470.5 SQ. FEET)



FIRST FLOOR
APPROX. 75.9 SQ. METRES (816.5 SQ. FEET)



SECOND FLOOR
APPROX. 50.8 SQ. METRES (547.1 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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109 St. Annes Road East, Lytham St. Annes FY8 3NF

- Semi Detached Family Home Close To Several Schools
- Presented To The Highest Standard
- Stunning Open Plan Kitchen Diner
- 2 Receptions & Studio
- 5 Bedrooms, 2 Bathrooms
- Low Maintenance Private Rear Garden

£525,000
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.
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



Situated in a fantastic location with proximity to several schools and various amenities, this stunning semi-detached family home has undergone tasteful refurbishment to the highest standard. One of the standout features of the property is the breathtaking open-plan kitchen diner, adding both style and functionality to the home.

The ground floor boasts two reception rooms, a studio, and a utility room, providing versatile spaces for family living. Across the first and second floors, there are five bedrooms and two bathrooms, ensuring ample accommodation for a growing family.

The property further features a low-maintenance rear garden, creating an ideal setting for entertaining and outdoor activities. With its impressive refurbishments and prime location, early viewing is highly recommended to fully appreciate the quality and charm of this exceptional family home.

Tenure: Leasehold
Ground Rent: £

Council Tax: Band E



Porch Tiled flooring, dado rail, cornice style coving to ceiling, door to:

Entrance Hall 7.15m (23'5") x 1.96m (6'5") max Two radiators, cornice style coving to ceiling, stairs to first floor with storage cupboard under, door to:

Lounge 5.20m (17'1") max Into bay x 3.96m (13') Double glazed bay window to front, two radiators, TV point, cornice style coving to ceiling, wall mounted gas fire.

Play Room 4.27m (14') x 3.81m (12'6") Two double glazed windows to side, radiator, TV point, cornice style coving to ceiling.

Utility 2.46m (8'1") x 2.19m (7'2") Fitted with a matching range of base units with worktop space over, stainless steel sink with single drainer and mixer tap, radiator, tiled flooring, fitted with two piece suite comprising inset wash hand basin with storage under and mixer tap, and WC, extractor fan, part tiled walls, wall mounted boiler.

Kitchen/Diner 6.97m (22'10") max x 6.79m (22'3") max Fitted with a matching range of black gloss base and eye level units with worktop space over, matching island unit with attached breakfast bar, 1+1/2 bowl sink with single drainer and mixer tap, under-unit lights, built-in Siemens appliances including oven, combi oven, warming drawer and built-in induction hob with extractor hood over, integrated fridge, freezer and dishwasher, three double glazed windows to side, three velux windows, four radiators, TV point, bi-fold doors to rear garden

First Floor

Landing Two radiators, stairs to second floor, door to:

Bedroom 1 6.07m (19'11") x 5.27m (17'3") max Into bay Double glazed bay window to front, double glazed window to front, two radiators, picture rail, cornice style coving to ceiling.

Bedroom 2 4.27m (14') x 3.96m (13') Double glazed window to rear, radiator, cornice style coving to ceiling.

Bedroom 3 4.00m (13'1") x 3.50m (11'6") Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling.

Bathroom 2.85m (9'4") x 2.46m (8'1") Fitted with four piece suite comprising bath with hand shower attachment and mixer tap, vanity wash hand basin with storage under and mixer tap, shower enclosure with fitted twin head shower, and WC, two obscure double glazed windows to side.

Second Floor

Landing Velux window, wall mounted electric panel heater, door to:

Bedroom 4 4.27m (14') x 3.96m (13') Double glazed window to side, double glazed window to rear, wall mounted electric panel heater.

Bedroom 5 4.50m (14'9") x 3.67m (12') Double glazed window to front, wall mounted electric panel heater, TV point, feature fireplace.

External

Studio Three double glazed windows to side, power and lighting, tiled flooring

Garage Two windows to side, Up and over door, courtesy door, power and light connected.

Rear Garden The split-level garden is designed for low maintenance, offering a perfect space for entertaining. A spacious composite decked area provides an inviting outdoor setting, leading to a stunning entertaining space with covered seating. This thoughtfully crafted layout not only enhances the aesthetics of the garden but also ensures a practical and enjoyable environment for social gatherings and relaxation. The combination of the large decked area and covered seating creates an ideal space for hosting guests and enjoying outdoor activities, making it a standout feature of the property.

