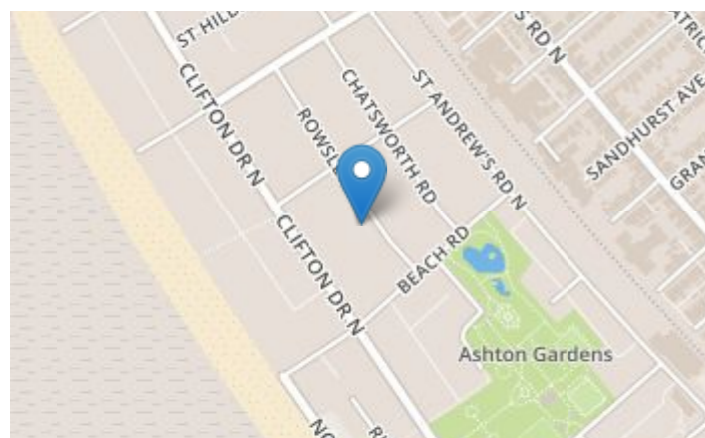


Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A	
B	
C	
D	
E	49
F	
G	

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A	
B	
C	
D	
E	
F	75
G	

Not environmentally friendly - higher CO<sub>2</sub> emissions  
EU Directive 2002/91/EC  
England, Wales & N.Ireland



**01253 713 695**  
**21 Orchard Road, St. Annes FY8 1RY**  
**01253 731 222**  
**11 Park Street, Lytham FY8 5LU**

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**23 Rowsley Road,**  
**Lytham St Annes, FY8 2NS**

- Semi Detached Family House
- South Facing Garden
- 2 Receptions
- 4 Bedrooms
- Some Modernisation Required
- Viewing Highly Recommended



**£290,000**

Freehold  
 Energy Efficiency Rating: D



## 23 Rowsley Road, Lytham St Annes, FY8 2NS £290,000

This spacious semi detached family house is located in a popular residential area within easy access of the town centre, Ashton Gardens, and the sea front. The accommodation comprises two reception rooms, a kitchen, a utility room, four bedrooms, a bathroom and a separate wc. Outside there is a driveway, car port, garage and gardens to the front and rear.

Council Tax: Band E

Tenure: Freehold



### Ground Floor

#### Porch

Door to:

#### Entrance Hall

Double glazed window to front, stairs to first floor with storage cupboard under, door to:

#### Lounge

5.05m (16'7") max into bay x 4.00m (13'2")  
Double glazed bay window to front, TV point, four wall light points, fireplace with tiled hearth.

#### Dining Room

4.33m (14'2") x 4.00m (13'2")  
Ornamental plate rack, panelled walls, serving hatch from Kitchen, living flame effect electric fire, door with glazed side panels to rear garden.

#### Kitchen

3.33m (10'11") x 3.25m (10'8")  
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, integrated fridge and freezer, plumbing for dishwasher, built-in double oven, built-in hob with extractor hood over, double glazed window to rear, serving hatch to Dining Room, doorway to:

#### Utility Room

2.34m (7'8") x 1.85m (6'1")  
Stainless steel sink with single drainer, plumbing for washing machine, space for tumble dryer, two double glazed windows to side, door to:

#### Porch

Obscure double glazed window to side, built-in boiler cupboard housing floor mounted boiler, door to rear garden



### First Floor

#### Landing

Ornamental plate rack, door to:

#### Bedroom 1

5.06m (16'7") max into bay x 4.00m (13'2")  
Double glazed bay window to front.

#### Bedroom 2

3.36m (11') x 3.25m (10'8")  
Double glazed window to rear, pedestal wash hand basin with shaver point and light, built-in cupboard.

#### Bedroom 3

3.36m (11') x 2.32m (7'7")  
Double glazed window to rear, fitted bedroom suite with a range of wardrobes.

#### Bedroom 4

Double glazed window to front, fitted bedroom suite with a range of wardrobes pedestal wash hand basin with tiled splashback.

#### Bathroom

Fitted with two piece suite comprising bath with hand shower attachment and mixer tap and pedestal wash hand basin, full height tiling to all walls, heated towel rail, double glazed window to rear.

#### WC

Obscure window to side, WC, full height tiling to all walls.

#### External

Driveway with off street parking for several vehicles and leading to a car port and brick-built garage. Gardens to the front and South West facing rear garden with lawned, paved and planted area. Outside wc and store to the rear.

