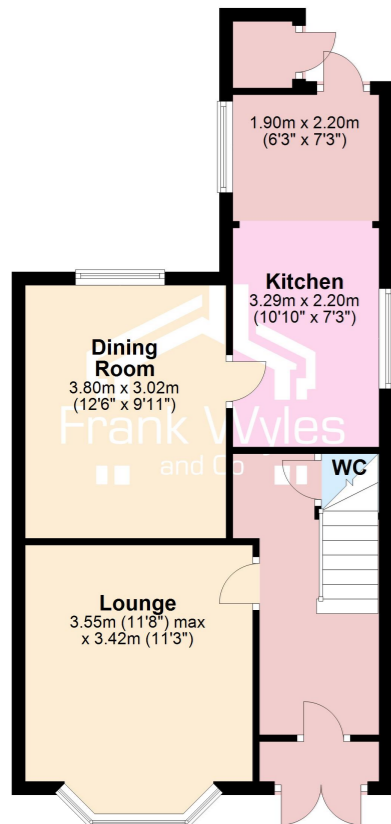


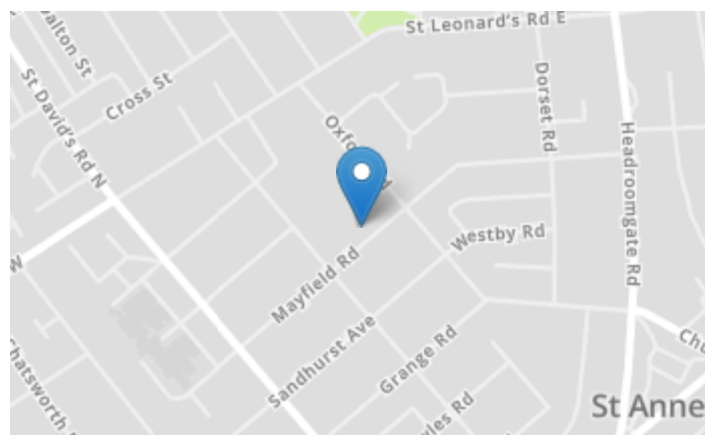
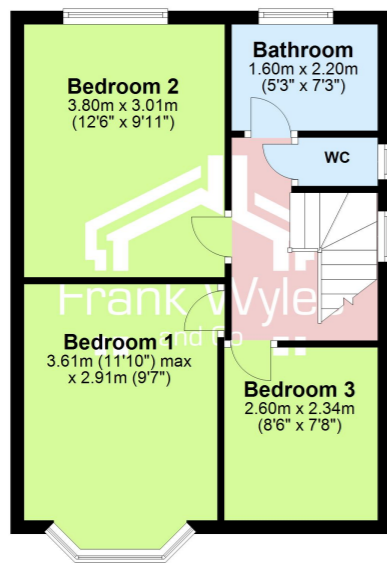
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		85	47
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 47.2 sq. metres (508.4 sq. feet)



First Floor
Approx. 39.9 sq. metres (429.3 sq. feet)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY

01253 731 222
11 Park Street, Lytham FY8 5LU

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31 Mayfield Road,
Lytham St Annes, Lancashire, FY8 2DP



- Semi Detached Family Home in a Prime Location
- In Need of Full Modernisation
- 2 Reception Rooms
- 3 Bedrooms
- Garage & Driveway
- No Onward Chain
- Early Viewing Highly Recommended

Offers Over
£210,000

Leasehold
Energy Efficiency Rating: E



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(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 no authority to make or give any representation or warranty whatever in relation to this property.



31 Mayfield Road, Lytham St Annes, Lancashire, FY8 2DP Offers Over £210,000

Not to be missed! This semidetached family home is in a prime location, being just a very short walk from several schools and local shops. The property does require modernisation but offers huge potential and could be a fabulous family home. The accommodation briefly comprises two receptions, fitted kitchen, downstairs WC, three bedrooms and the family bathroom. There are low maintenance Gardens to the front and rear, driveway and single garage. Early viewing is highly recommended.

Tenure: Leasehold (residue of 999)

Council Tax: Band C

Entrance Porch

Secure UPVC double glazed double doors, tiled floor, door to:

Entrance Hall

Glazed panelled door, under stairs storage cupboard, door to:

Lounge

3.55m (11'8") max x 3.42m (11'3")
UPVC double glazed window overlooking the front garden, gas heater, TV point, ceiling cornice.

Dining Room

3.80m (12'6") x 3.02m (9'11")
UPVC double glazed window overlooking the rear garden, gas heater, ceiling cornice, door to:

Kitchen

5.35m (17'7") x 2.20m (7'3")
Fitted kitchen with a matching range of base and eyelevel kitchen cabinets with complimentary countertop over, stainless steel sink with mixer tap, space for electric oven, extractor hood over, plumbing for washing machine, part tiled walls, gas heater, two further storage cupboards.

WC

Low-level WC, obscure double glazed window.

First Floor

Landing

Obscure double glaze window, gas heater, storage cupboard, door to:

Bedroom 1

3.61m (11'10") max x 2.91m (9'7")
UPVC double glazed bay window to the front, two fitted wardrobes.

Bedroom 2

3.80m (12'6") x 3.01m (9'11")
UPVC double glazed window to the rear, TV point, mirrored fitted wardrobe.

Bedroom 3

2.60m (8'6") x 2.34m (7'8")
UPVC double glazed window to the front.

Bathroom

Two piece suites comprising deep panelled bath with taps, wash handbasin the taps, part tiled walls, cupboard housing immersion tank, obscure UPVC double glazed window.

Separate WC

Low-level WC, part tiled walls, obscure UPVC double glazed window

External

Front

Low maintenance walled front garden with borders, driveway with offstreet parking for 2 to 3 cars leading up to the garage

Rear

Low maintenance walled paved rear garden with borders with open views.

