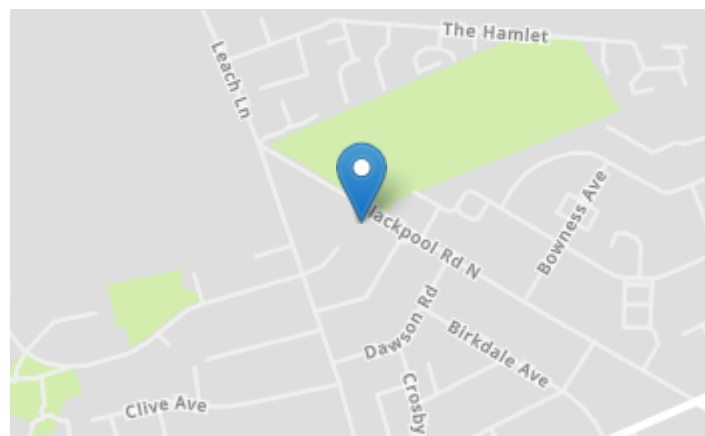
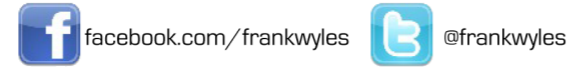


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		82	84



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185 Blackpool Road North,
 Lytham St Annes, Lancashire, FY8 3DA

- Double Fronted Detached Bungalow
- Established Private Gardens
- 3 Bedrooms
- Reception & Conservatory
- Open Views to the front
- Viewing Essential



Offers Over
£275,000

Freehold
 Energy Efficiency Rating: D



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



185 Blackpool Road North,

Lytham St Annes, Lancashire, FY8 3DA

Offers Over £275,000

This well presented detached true bungalow overlooks playing fields to the front aspect. The accommodation comprises a lounge, a fitted kitchen, a conservatory, three bedrooms and a bathroom. There are pleasing gardens to the front and rear, a driveway and a garage.

Tenure: Freehold

Council Tax: Band D



Ground Floor

Porch

Door to:

Entrance Hall

Radiator, coving to ceiling, door to:

Lounge

4.84m (15'11") max into bay x 3.33m (10'11")

Double glazed bay window to front, two obscure double glazed windows to side, radiator, coal effect gas fire set in marble surround.

Kitchen

4.67m (15'4") x 2.80m (9'2")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, under-unit lights, plumbing for washing machine, space for fridge/freezer, built-in double oven, built-in hob with pull out extractor hood over, double glazed window to rear, radiator, tiled flooring, door to:

Conservatory

4.49m (14'9") max x 2.30m (7'7")

Double glazed windows, door to driveway, door to rear garden.

Bedroom 1

3.92m (12'11") max into bay x 3.32m (10'11")

Double glazed bay window to front, radiator.

Bedroom 2

3.78m (12'5") x 3.32m (10'11")

Double glazed window to rear, radiator.

Bedroom 3

3.32m (10'11") x 2.03m (6'8")

Double glazed window to side, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with shower attachment, mixer tap and glass screen, pedestal wash hand basin and WC, full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to side.

External

Gardens

Well maintained gardens to the front and rear of the property. Driveway with off street parking for several vehicles and leading to:

Garage

5.01m (16'5") x 2.58m (8'6")

With power and light connected, double glazed window to side, electric up and over door.

