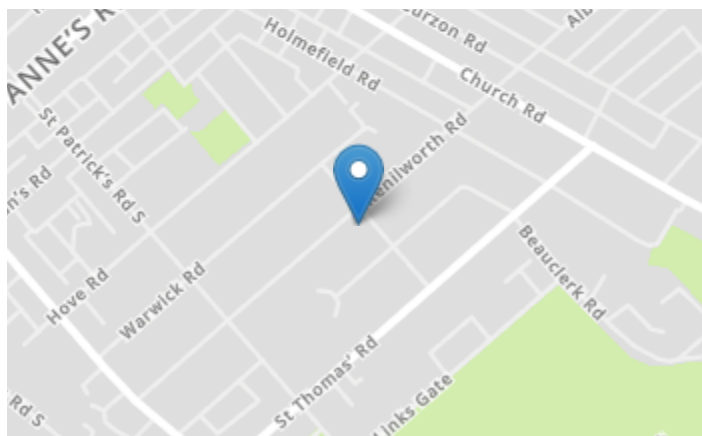
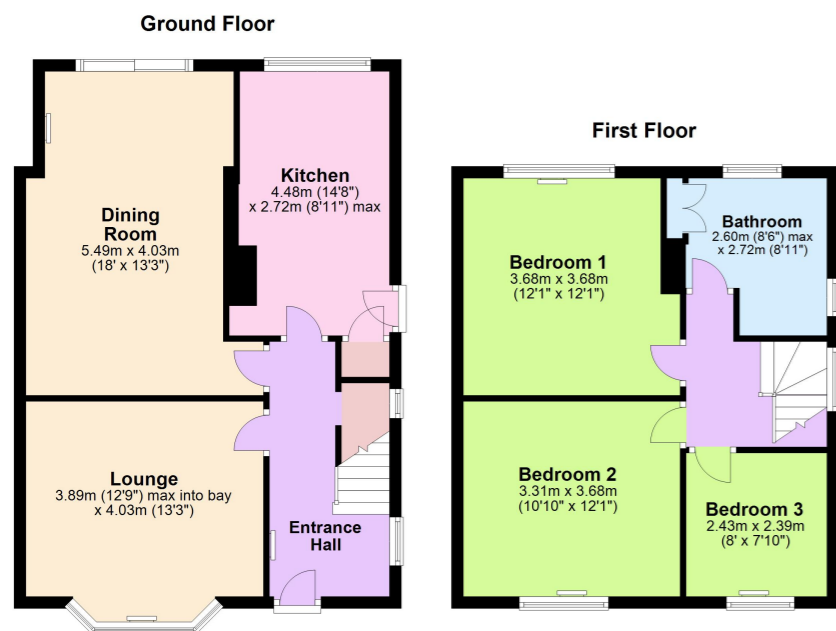


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs		82	56

England, Wales & N.Ireland



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49 Kenilworth Road,
Lytham St Annes, Lancashire, FY8 1LB

- Semi Detached Family House
- Extended
- Well Presented
- 2 Receptions
- 3 Bedrooms
- Viewing Essential



£240,000

Leasehold
Energy Efficiency Rating: D



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**49 Kenilworth Road,
Lytham St Annes, Lancashire, FY8 1LB
£240,000**

This well presented semi detached house is ideally located for access to shops, schools and services. The accommodation comprises two reception rooms, a fitted kitchen, three bedrooms and a bathroom. Outside there is off street parking, a garage and a good size rear garden.

Tenure: Leasehold

Council Tax: Band D

Ground Floor

Entrance Hall

Obscure double glazed window to side, radiator, stairs to first floor with storage under, door to:

Lounge

4.03m (13'3") x 3.89m (12'9") max into bay
Double glazed bay window to front, radiator, TV point, coving to ceiling, living flame effect gas fire with marble surround.

Dining Room

5.49m (18') x 4.03m (13'3")
Radiator, TV point, stone hearth, patio door to rear garden.

Kitchen

4.48m (14'8") x 2.72m (8'11") max
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, freezer and dishwasher, plumbing for washing machine, space for tumble dryer, built-in double oven, built-in hob, double glazed window to rear, storage cupboard, external door to side.

First Floor

Landing

Obscure double glazed window to side, door to:

Bedroom 1

3.68m (12'1") x 3.68m (12'1")
Double glazed window to rear, feature fitted wardrobes, radiator.

Bedroom 2

3.68m (12'1") x 3.31m (10'10")
Double glazed window to front, radiator.

Bedroom 3

2.43m (8') x 2.39m (7'10")
Double glazed window to front, radiator.

Bathroom

Fitted with four piece suite comprising panelled bath with shower attachment and mixer tap, vanity wash hand basin with storage under and mixer tap, shower enclosure with fitted shower, and WC, full height tiling to all walls, heated towel rail, obscure double glazed window to rear, obscure double glazed window to side, built-in airing cupboard housing wall mounted combination boiler.

External

Driveway with off street parking for multiple vehicles and leading to a single garage with up-

