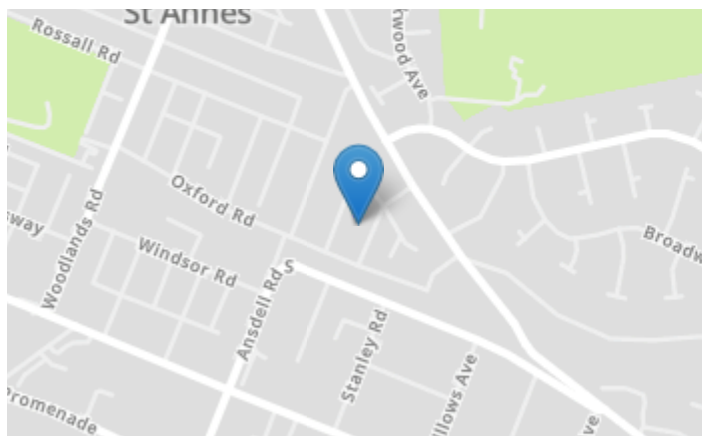
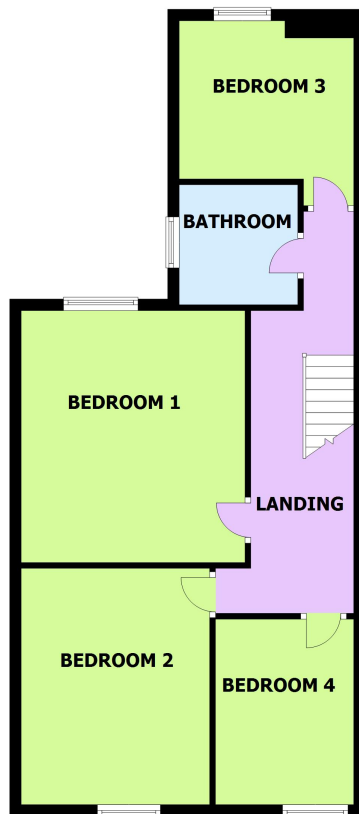


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

**GROUND FLOOR**  
APPROX. 75.8 SQ. METRES (816.2 SQ. FEET)



**FIRST FLOOR**  
APPROX. 65.3 SQ. METRES (702.9 SQ. FEET)



**01253 713 695**

**21 Orchard Road, St. Annes FY8 1RY**

**01253 731 222**

**11 Park Street, Lytham FY8 5LU**

[sales@frankwyles.com](mailto:sales@frankwyles.com) [lytham@frankwyles.com](mailto:lytham@frankwyles.com)

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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.

**14 Milner Road,**  
**Ansdell, FY8 4EY**



- Extended Terraced House
- Deceptively Spacious With Scope To Convert Loft
- Located Within Easy Reach of Local Amenities, Sea Front & Lytham Green
- Lounge, Dining Room, & Breakfast Room
- Kitchen & Downstairs Shower Room
- Four Bedrooms & Family Bathroom
- Front & Rear Gardens & Single Garage

**£329,500**

Leasehold  
Energy Efficiency Rating: D





# 14 Milner Road, Ansdell, FY8 4EY £329,500

Set in a Prime Location Close to Local Amenities & Schools and Within Easy Reach of Fairhaven Lake, Lytham Centre & the Sea Front is this Deceptively Spacious Extended Terraced House. Offering Scope to Convert the Loft Space (Subject to the Usual Consents) the Property Currently Offers Accommodation in the Form of: Lounge, Dining Room, Breakfast Room, Fitted Kitchen, & Shower Room to the Ground Floor and Four Bedrooms & Family Bathroom to the First Floor. There are Gardens to the Front & Rear and a Single Detached Garage Accessed Via the Rear Service Road. A Definite Must See to Fully Appreciate!

Tenure: Leasehold (999 years from new) Ground Rent: £3.58 per annum

Council Tax Band: D



Porch  
Upvc front door. Tiled flooring, dado rail, and coving to ceiling. Inner stained glass door leading to:  
  
Entrance Hall  
Radiator, cornice to ceiling, and stairs to first floor.  
Telephone point. Cupboard housing consumer unit. Doors leading to the following rooms:

Lounge 5.08m (16'8") max into bay x 4.33m (14'2")  
Double glazed bay window to front with stained glass.  
Feature coal effect gas fire with wooden surround and granite inset and hearth. Radiator, TV point, and cornice to ceiling.

Dining Room 4.23m (13'10") x 3.91m (12'10")  
Living flame effect electric fire set in wooden surround and tiled inset and hearth. Radiator, telephone point, picture rail, and cornice to ceiling. Patio door to rear garden.

Breakfast Room 5.46m (17'11") x 3.18m (10'5") max  
Double glazed window to side. Radiator, and dado rail.  
Built-in cupboard housing boiler. Door to:

Shower Room  
Obscure double glazed window to side. Fitted with three piece suite comprising double shower enclosure with fitted electric shower, wall mounted wash hand basin, and WC. Heated towel rail, and extractor fan.

Kitchen 3.25m (10'8") x 3.16m (10'5")  
Double glazed window to rear. Fitted with a matching range of base and eye level units with worktop space over incorporating a 1 ½ bowl stainless steel sink with single drainer and mixer tap. Under-unit lights, integrated fridge and freezer, plumbing for washing machine and dishwasher, space for tumble dryer, and electric point for cooker with pull out extractor hood over. Upvc door to rear garden.

First Floor

Landing  
Opaque skylight. Dado rail. Loft hatch with drop down ladder. Doors leading to the following rooms:  
  
Bedroom 1 4.34m (14'3") max x 3.91m (12'10")  
Double glazed window to rear. Fitted bedroom suite with a range of wardrobes. Radiator, picture rail and TV point.  
  
Bedroom 2 4.22m (13'10") x 3.31m (10'10")  
Double glazed window to front with stained glass.  
Radiator, and picture rail.:

Bedroom 3 3.18m (10'5") x 2.95m (9'8")  
Currently used as a dressing room. Double glazed window to rear. Radiator.

Bedroom 4 3.23m (10'7") x 2.41m (7'11")  
Double glazed window to front with stained glass.  
Radiator.

Bathroom  
Obscure double glazed window to side. Fitted with three piece suite comprising bath with telephone style mixer tap, pedestal wash hand basin, and WC. Full height tiling to two walls, and heated towel rail.

EXTERNAL  
Front Garden  
Dwarf wall and hedge enclosed front garden. Mainly laid to lawn. Paved pathway.

Rear Garden  
Wall enclosed garden with block paved pathway. Water tap. Gate leading to rear service road.

Single Garage  
Brick build garage. Up and over door, side courtesy door and window. Accessed via rear service road.

