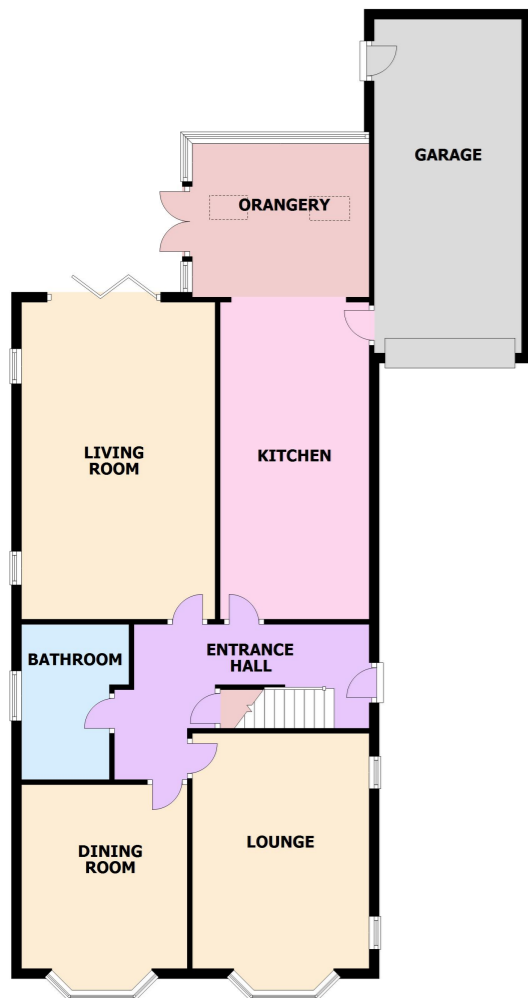


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	70	
(1 to 20)	G		79

EU Directive 2002/91/EC
England, Wales & N.Ireland



GROUND FLOOR
APPROX. 124.9 SQ. METRES (1344.1 SQ. FEET)



FIRST FLOOR
APPROX. 51.8 SQ. METRES (557.3 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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10 Mayfield Road,
Lytham St Annes, Lancashire, FY8 2DN

- Immaculately Presented Detached Property
- Built In 2000
- Flexible Living Accomodation
- 3 Receptions
- 2-3 Bedrooms & 2 Bathrooms
- Integral Garage & Driveway
- Viewing Essential



£420,000

Freehold
Energy Efficiency Rating: C



10 Mayfield Road,

Lytham St Annes, Lancashire, FY8 2DN

£420,000

This immaculately presented recently built (2000) detached bungalow is conveniently located for access to shops and services. The flexible living accommodation is currently arranged as three reception rooms, a fitted kitchen with lounge area, a ground floor bathroom, two double bedrooms and an en-suite. The third reception could easily be used a double bedroom. In addition there is a driveway, integral garage and gardens to the front and rear of the property.

Tenure: Freehold

Council Tax: Band F



Ground Floor

Entrance Hall

Radiator, wooden flooring, stairs to first floor with storage cupboard under, door to:

Lounge

5.14m (16'10") max into bay x 3.54m (11'8")
Double glazed bay window to front, two double glazed windows to side, radiator.

Dining Room / Bedroom 3

4.11m (13'6") max into bay x 3.32m (10'11")
Double glazed bay window to front, radiator, TV point, coving to ceiling, living flame effect electric fire set in stone surround.

Living Room

6.35m (20'10") x 3.88m (12'9")
Two double glazed windows to side, two radiators, TV point, log effect gas fire, bi-fold doors to rear garden.

Kitchen

6.35m (20'10") x 2.99m (9'10")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, under-unit lights, integrated fridge, freezer and dishwasher, space for range with extractor hood over, two radiators, tiled flooring, door to garage, open plan to:

Lounge Area

3.54m (11'8") x 3.07m (10'1")
Double glazed windows, two skylights, radiator, tiled flooring, double doors to rear garden.

Bathroom

Fitted with four piece suite comprising bath with mixer tap, pedestal wash hand basin with mixer tap, double shower enclosure and WC, full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to side, tiled flooring.



Garage

6.68m (21'11") x 2.96m (9'8")
With power and light connected, plumbing for washing machine space for fridge, freezer and tumble dryer, electric roller door, courtesy door to rear garden.

First Floor

Landing

Built in cupboard housing wall mounted boiler, door to:

Bedroom 1

7.22m (23'8") x 4.82m (15'10")
Double glazed window to rear, double glazed window to side, fitted bedroom suite with a range of wardrobes, radiator, TV point, door to:

En-Suite Shower Room

Fitted with three piece suite comprising shower enclosure with fitted shower, inset wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, velux window.

Bedroom 2

3.95m (13') x 3.57m (11'9")
Two velux windows, fitted bedroom suite with a range of wardrobes, radiator.

External

Driveway with off street parking space for several vehicles and leading to the aforementioned garage. Well maintained gardens to the front and rear of the property, mainly lawned with planted borders.

