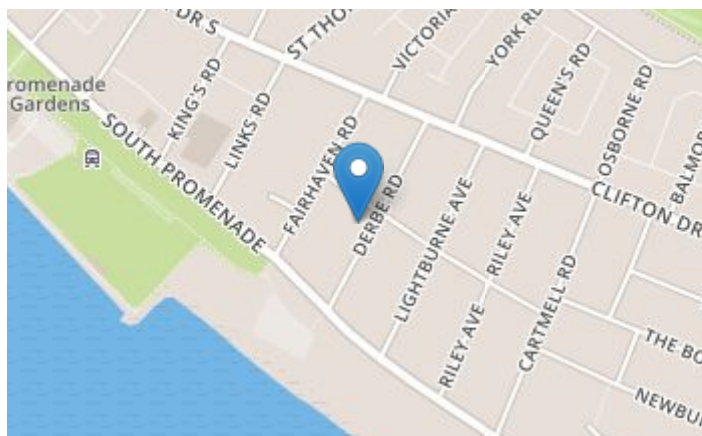


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs		75	58
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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13 Derbe Road,
Lytham St Annes, Lancashire, FY8 1NJ

- Large Detached Family Home
- Dining Kitchen & Utility
- 2 Receptions
- 5 Bedrooms
- 4 Bathrooms
- Attic Room
- Private Garden to the rear



£395,000

Freehold
Energy Efficiency Rating: D



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(2) Frank Wyles & Co. has no authority to make or give any representation or warranty whatever in relation to this property.



13 Derbe Road, Lytham St Annes, Lancashire, FY8 1NJ

£395,000

This Imposing Detached Family Home is just a short walk from the sea front and AKS School. The very generous accommodation comprises two receptions, fitted dining kitchen and utility, 5 bedrooms, 4 bathrooms and an attic room. Many original features have been retained. Early viewing is highly recommended.

Tenure: Freehold

Council Tax: Band E



Ground Floor

Porch

Original Front Door with leaded stain glass, tiled flooring, stained leaded glass door to:

Entrance Hall

Two stain glass windows to the side, decorative ceiling cornice, feature ceiling, telephone point, radiator, under stairs storage cupboard stairs to first floor

Lounge

4.34m (14'3") x 3.98m (13'1") max

Double glazed stained leaded bay window overlooking the front, decorative ceiling cornice, ceiling rose, radiator, TV point, living flame gas fire with tiled inset and wooden surround

Dining Room

5.11m (16'9") max x 3.96m (13')

Feature fireplace with marble hearth and inset, living flame gas fire, decorative ceiling cornice, double glazed double doors leading to the rear garden, double glazed windows to the rear, TV point, telephone point, radiator,

Kitchen/Diner

5.65m (18'6") max x 3.40m (11'2")

Glass panel door, fitted with a matching range of base and eye level units with counter tops, recessed lighting, Amtico flooring, double stainless steel sink with drainer and mixer tap, integrated fan assisted double oven, five ring gas hob with extractor hood over, space for fridge freezer, radiator, part tiled walls, double glazed window overlooking the rear garden.

Utility

2.20m (7'3") x 1.70m (5'7")

Wall mounted condenser regular boiler, plumbing for washing machine, space for tumble drier, door to the side, window to the side.

WC

Low level WC, wash hand basin with taps, part tiled walls, extractor fan, opaque double glazed leaded window,

First Floor

Landing

Central landing, decorative ceiling cornice, ceiling rose, stairs to the second floor, door to:

Bedroom 1

3.85m (12'8") max x 3.40m (11'2")

Fitted wardrobes, double radiator, double glazed window overlooking the rear garden, door to bathroom.



Bathroom

Access from both the landing and Bedroom 1. 3 piece suite comprising a panel bath with electric shower over, folding shower screen, taps, wash hand basin in vanity unit with taps, low level wc, part tiled walls, opaque double glazed window to the side, cupboard housing hot water immersion vessel,

Bedroom 2

4.50m (14'9") x 3.44m (11'3")

Fitted bedroom suite, sink with taps in vanity unit, double glazed window overlooking the front, decorative ceiling cornice, TV point.

En-suite

Part tiled walls, low level wc, wash hand basin with taps, shower enclosure with mixer shower and folding shower screen.

Bedroom 3

4.10m (13'5") x 3.85m (12'8")

Double glazed window overlooking the rear, radiator, TV point,

En-suite

Tiled walls, low level wc, shower enclosure with mixer shower and folding shower screen, low voltage spot lights.

Bedroom 4

2.90m (9'6") x 2.00m (6'7")

double glazed window to the front, TV point, double radiator.

En-Suite

Tiled walls, low level wc, shower enclosure with mixer shower and folding shower screen, low voltage spot lights.

Bedroom 5

2.57m (8'5") x 2.29m (7'6")

double glazed window to the side, telephone point, radiator

Second Floor

Attic Room

5.90m (19'4") x 4.89m (16'1")

Toughened glass door, velux window, vaulted ceiling, access to loft storage, door to further storage room.

External

Front

Driveway with off street parking for two cars

Rear Garden

Patio area from the dining room, private walled garden mainly laid to lawn with established boarders, fruit trees (apple and damson), lean to shed attached to the side of the house

