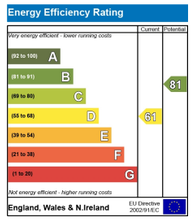
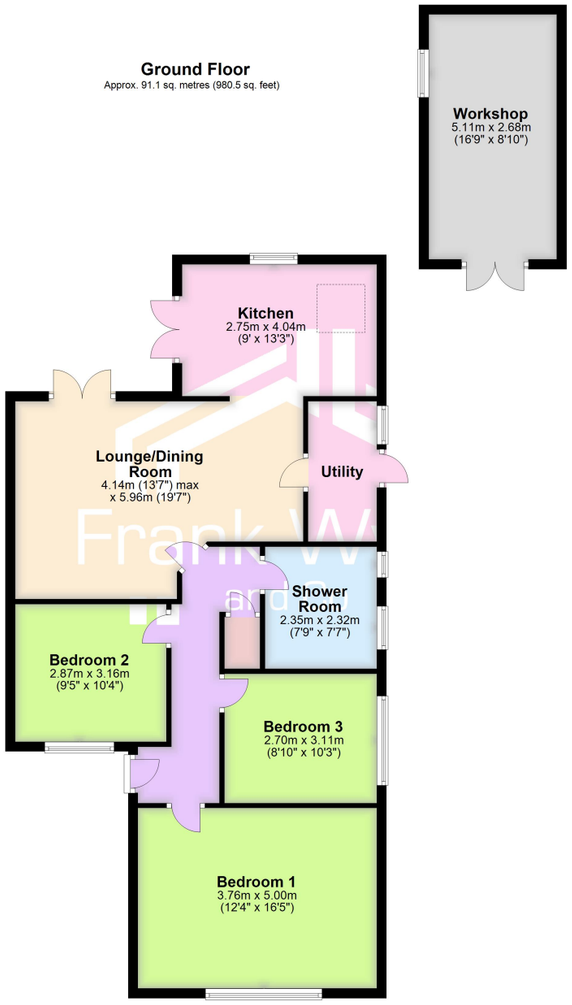
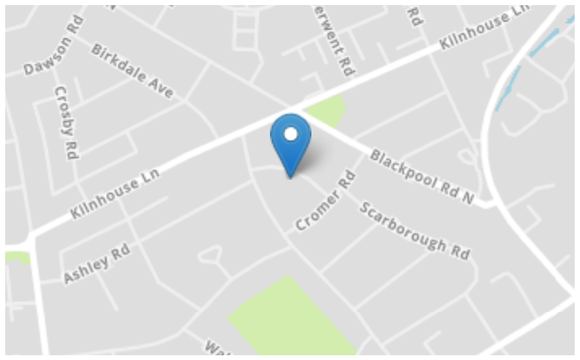


Ground Floor

Approx. 91.1 sq. metres (980.5 sq. feet)





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12 Harwich Road,

Lytham St Annes, Lancashire, FY8 3HB

Frank Wyles and Co

- Extended Semi Detached True Bungalow
- Large Open plan Living / Dining Kitchen
- 3 Bedrooms
- Private Gardens
- Workshop / Office
- Viewing Highly Recommended

£265,000

Leasehold
Energy Efficiency Rating: D

12 Harwich Road,

Lytham St Annes, Lancashire, FY8 3HB

£265,000

This well presented semi detached true bungalow is located in a popular residential area. The accommodation comprises a large reception room opening to a modern fitted kitchen, a utility, three bedrooms and a shower room. Workshop / office, driveway and gardens

Tenure: Leasehold

Ground Rent: £13 pa

Councilt Tax: Band D

Ground Floor

Entrance Hall
Radiator, built-in storage cupboard, door to:

Lounge / Dining Room
5.96m (19'7") x 4.14m (13'7") max
Radiator, TV point, coving to ceiling, French doors to rear garden, open plan to:

Kitchen
4.04m (13'3") x 2.75m (9')
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 with tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in double oven, built-in four ring gas hob with pull out extractor hood over, double glazed window to rear, velux window, radiator, double doors to rear garden.

Utility
2.94m (9'8") x 1.44m (4'8")
Plumbing for washing machine, space for tumble dryer, double glazed window to side, external door to side.

Bedroom 1
5.00m (16'5") x 3.76m (12'4")
Double glazed window to front, radiator, coving to ceiling.

Bedroom 2
3.16m (10'4") x 2.87m (9'5")
Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling.

Bedroom 3
3.11m (10'3") x 2.70m (8'10")
Double glazed window to side, radiator.

Shower Room
2.35m (7'9") x 2.32m (7'7")
Fitted with three piece suite comprising shower area with fitted shower and glass screen, wall mounted vanity wash hand basin with storage under and mixer tap, and WC, part tiled walls, heated towel rail, two obscure double glazed windows to side, radiator.

External
Driveway with off street parking for several vehicles. Gardens to the front and rear of the property.

Workshop / Office
5.11m (16'9") x 2.68m (8'10")
Converted garage, double glazed window to side, double doors, power and lighting, sink with hot & cold water.