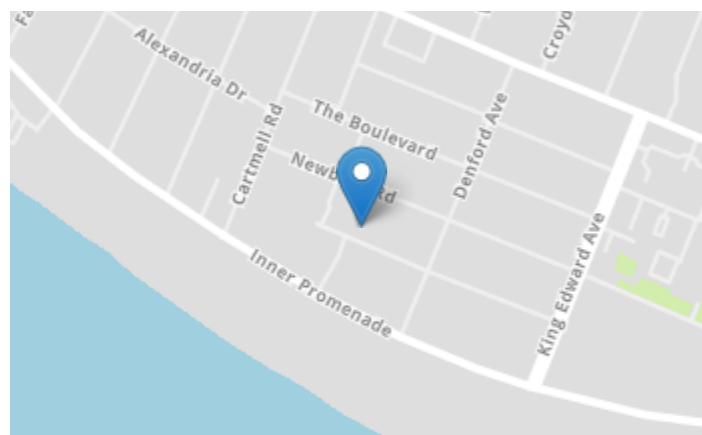
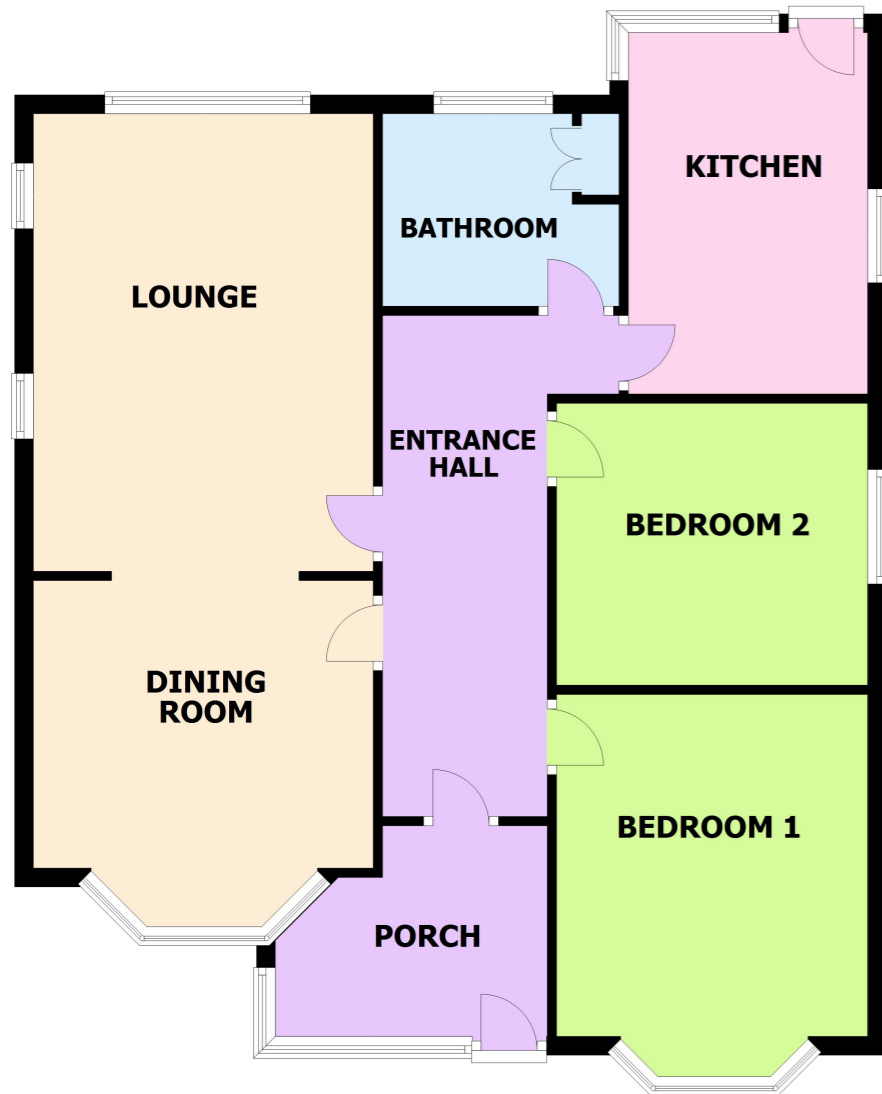


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs		79	56

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

GROUND FLOOR
APPROX. 85.5 SQ. METRES (920.6 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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11 Lancaster Avenue,
Lytham St Annes, Lancashire, FY8 1DL

- Double Fronted Detached True Bungalow
- Chain Free
- Close To The Sea Front
- 2 Bedrooms
- 1/2 Receptions
- Private Rear Garden
- Viewing Essential



£365,000

Leasehold
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.



11 Lancaster Avenue, Lytham St Annes, Lancashire, FY8 1DL

£365,000

This chain free, detached true bungalow is located in a sought after area just a short stroll from the sea front. The accommodation comprises a thro' lounge and dining toom, a fitted kitchen, two bedrooms and a bathroom. Outside there is a driveway, garage and gardens to the front and rear.

Council Tax: Band E

Tenure: Leasehold



Ground Floor

Porch

Double glazed windows, door to:

Entrance Hall

Radiator, door to:

Lounge

4.88m (16') x 3.63m (11'11")

Double glazed window to rear, two obscure double glazed windows to side with coloured glass, radiator, TV point, fireplace with wooden surround and tiled inset and hearth, open plan to:

Dining Room

3.63m (11'11") x 3.06m (10'1") max

Double glazed bay window to front, radiator.

Kitchen

3.85m (12'8") x 2.55m (8'5")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, space for fridge/freezer, gas point for cooker, double glazed window to side, double glazed window to rear, window to side, radiator, door to rear garden.

Bedroom 1

4.25m (13'11") max into bay x 3.32m



(10'11")

Double glazed bay window to front, fitted bedroom suite with a range of wardrobes inset wash hand basin with mixer tap and tiled splashback, radiator.

Bedroom 2

3.32m (10'11") x 3.00m (9'10")

Double glazed window to side, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over, mixer tap and glass screen, pedestal wash hand basin and WC, full height tiling to all walls, electric fan heater, obscure double glazed window to rear, boiler cupboard housing wall mounted combination boiler, tiled flooring.

External

Driveway with off street parking for several vehicles and leading to a brick-built garage with up-and-over door. Gardens to the front and rear of the property.

