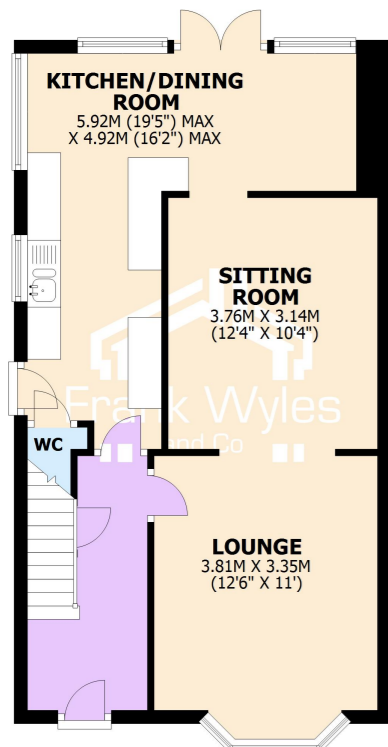


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs		73	60

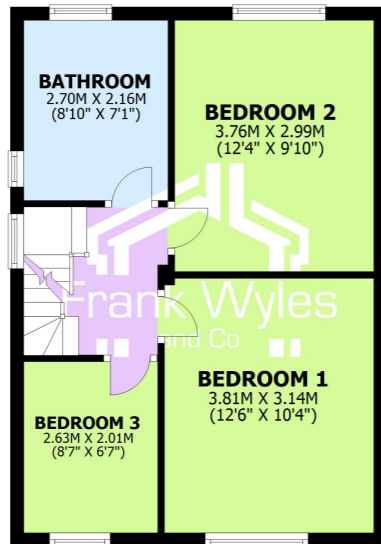
England, Wales & N.Ireland  
EU Directive 2002/91/EC



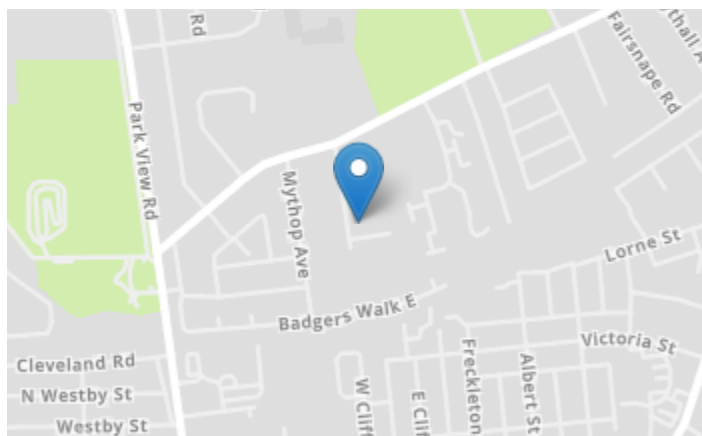
**GROUND FLOOR**  
APPROX. 51.9 SQ. METRES (558.3 SQ. FEET)



**FIRST FLOOR**  
APPROX. 39.7 SQ. METRES (427.6 SQ. FEET)



**SECOND FLOOR**  
APPROX. 22.1 SQ. METRES (237.6 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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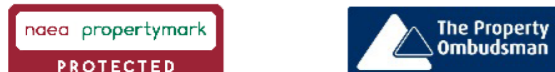
**5 Bleasdale Road,**  
Lytham, Lancashire, FY8 4JA

- Extended Three Storey Semi Detached House
- Open Plan Living Room & Sitting Room
- Kitchen, Dining Area & Downstairs WC
- Four Bedrooms & Family Bathroom
- Great Sized Garden, Drive and Single Garage
- Short Stroll To Local Schools & Lytham Centre



**£275,000**

Leasehold  
Energy Efficiency Rating: D



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(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.  
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



## 5 Bleasdale Road, Lytham, Lancashire, FY8 4JA £275,000

Extended Three Storey Semi Detached House On A Great Corner Plot Offering Spacious Family Accommodation. Open Plan Lounge & Sitting Room Leading Through To Dining Area And Kitchen With Downstairs WC. To The First Floor There Are Three Bedrooms & A Family Bathroom And, To The Second Floor, A Fourth Bedroom. The Property Benefits From A Good Sized Garden To Rear And Side, Separate Driveway To The Rear And A Single Garage. Located Within A Short Stroll Of Fantastic Local Schools And Lytham Centre & Green, This Is A Must See To Fully Appreciate The Accommodation On Offer!



### Ground Floor

#### Entrance Hall

Upvc front door with glass insert and double glazed panels to side. Stairs to first floor. Built-in storage cupboard. Door leading to:

#### Lounge 3.81m (12'6") x 3.35m (11')

Double glazed leaded bay window to front. Coal effect gas fire set in marble surround. Radiator, TV point, two wall light points, and coving to ceiling. Open plan to:

#### Sitting Room 3.76m (12'4") x 3.14m (10'4")

Radiator. Open doorway to:

#### Kitchen/Dining Room L shaped - 5.92m (19'5") max x 4.92m (16'2") max

(Also access via doorway from hall). Two double glazed windows to rear and two double glazed windows to side. 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. Electric cooker with extractor hood over. Space for fridge, and plumbing and space for washing machine. Radiator. Double glazed patio doors leading to rear garden and double glazed door leading to side garden. Door to:

#### Downstairs WC

WC and extractor fan.

### First Floor

#### Landing

Obscure double glazed window to side. Stairs to second floor. Doors leading to the following rooms:

#### Bedroom 1 3.81m (12'6") x 3.14m (10'4")

Double glazed leaded window to front. Fitted bedroom suite with a range of wardrobes. Radiator, and coving to ceiling.



#### Bedroom 2 3.76m (12'4") x 2.99m (9'10")

Double glazed window to rear. Fitted bedroom suite with a range of wardrobes. Radiator.

#### Bedroom 3 2.63m (8'7") x 2.01m (6'7")

Double glazed leaded window to front. Radiator.

#### Bathroom

Obscure double glazed window to rear and obscure double glazed window to side. Fitted with four piece suite comprising panelled bath, inset wash hand basin with mixer tap, shower enclosure with fitted electric shower, and WC. Full height tiling to all walls, heated towel rail, and extractor fan.

### Second Floor

#### Landing

Door to:

#### Bedroom 4 5.20m (17'1") max x 4.79m (15'8") max

Two skylights. Cupboard housing condensing boiler and immersion tank.

#### External

##### Front

Dwarf wall and gate enclosed front garden. Mainly laid to lawn with raised shrub borders. Block paved pathway.

##### Rear

Fence enclosed garden to rear and side. Mainly laid to lawn shrub borders. Block paved patio and pathway. Gate to front and rear.

#### Driveway

Accessed to rear of property, leading to:

#### Single Garage

Up and over door.

