

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(27-38)	<b>F</b>		
(1-26)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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**66 Glen Eldon Road,**  
**Lytham St Annes, Lancashire, FY8 2AZ**



- Semi Detached Family Home
- Retaining Many Original Features
- Just a short stroll to The Square
- Two Large Receptions
- 3 Bedrooms & Family Bathroom
- Large Garden & Garage To The Rear
- Viewing Highly Recommended

**£305,000**

Leasehold  
 Energy Efficiency Rating: F





## 66 Glen Eldon Road, Lytham St Annes, Lancashire, FY8 2AZ

### £305,000

A Must See! This character semi detached family house is located within walking distance of the town centre and is packed full of period features. The accommodation comprises two reception rooms, a fitted kitchen, ground floor wc, three bedrooms, a bathroom and a separate wc. There is a driveway, garage and South East facing rear garden. Early Viewing Is Highly Recommended!

Tenure: Leasehold

Council Tax: Band D



### Ground Floor

Porch

Stained glass to the side of the front door, Door to:

Entrance Hall

Two radiators, stairs to first floor with storage cupboard, Karndean flooring, door leading to side access, door to:

Lounge 4.75m (15'7") max into bay x 4.03m (13'3")

Double glazed bay window to front, radiator, wooden flooring, TV point, picture rail, delf shelf, coving to ceiling, fireplace with wooden surround and tiled inset and hearth.

Dining Room 4.24m (13'11") x 4.03m (13'3")

Two windows to rear, radiator, TV point, picture rail, coving to ceiling, fireplace with wooden surround and tiled inset and hearth, door to:

Kitchen 4.34m (14'3") x 2.52m (8'3") max

Fitted with a matching range of base and eye level units with granite worktops, inset butler style with mixer tap, integrated dishwasher, built-in oven, built-in five ring gas hob with extractor hood over, two double glazed windows to side, tiled flooring with underfloor heating.

Rear Porch

Obscure window to side, radiator, sink, external door to side, door to:

WC

Obscure window to side, WC.

### First Floor

Landing

Obscure window to side with coloured glass, door to:

Bedroom 1 4.75m (15'7") max into bay x 4.03m (13'3")

Double glazed bay window to front, built-in double wardrobe, radiator, wooden flooring, picture rail, feature fireplace with wooden surround and tiled inset and hearth.

Bedroom 2 4.24m (13'11") x 4.03m (13'3")

Double glazed window to rear, two built-in double wardrobes, pedestal wash hand basin, radiator, picture rail.

Bedroom 3 3.24m (10'8") x 2.52m (8'3")

Double glazed window to front, built-in double wardrobe, radiator, picture rail.

Bathroom

Fitted with two piece suite comprising bath with separate shower over and pedestal wash hand basin, part tiled walls, heated towel rail, obscure double glazed window to side with encapsulated stained glass, tiled flooring, built-in airing cupboard housing wall mounted combi boiler.

WC

Obscure window to side with coloured glass, high-level flush WC, tiled flooring.

### External

Driveway to the front of the property. Enclosed South East facing rear garden which is mainly lawned with paved patio and pathways. 14 x 10 Shed. Brick-built garage accessed via rear service road with courtesy door.

