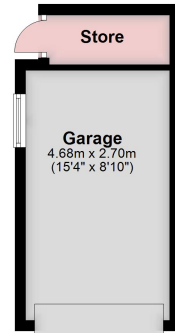


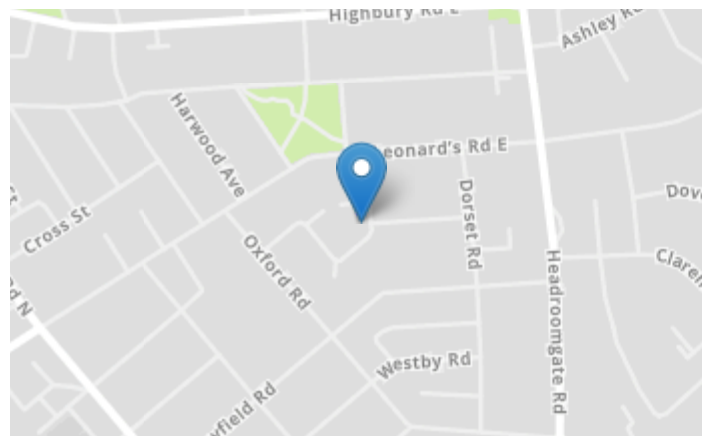
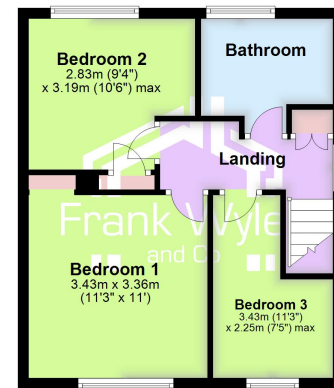
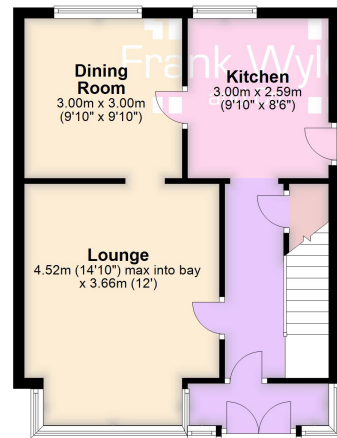
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 to 100)	A	85
(81 to 91)	B	
(69 to 80)	C	73
(55 to 68)	D	
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 58.1 sq. metres (625.5 sq. feet)



**First Floor**  
Approx. 38.4 sq. metres (413.4 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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www.frankwyles.com



**44 Gretdale Avenue,**  
44 Lytham St Annes, Lancashire, FY8 2EF

- Semi Detached Family Home
- Chain Free
- 2 Reception Rooms
- 3 Bedrooms
- Private Rear Garden
- Garage & Driveway
- Viewing Highly Recommended



**£180,000**

Leasehold  
Energy Efficiency Rating: C



Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -  
(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.





## 44 Gretdale Avenue, Lytham St Annes, Lancashire, FY8 2EF £180,000

This well presented semi detached family house is located in a quiet residential area within easy access of shops, schools and services. The accommodation comprises two reception rooms, a fitted kitchen, three bedrooms and a bathroom. There is a driveway, garage and gardens to the front and rear.

Tenure: Leasehold

Council Tax: Band C



### Ground Floor

#### Porch

Double glazed windows, tiled flooring, door to:

#### Entrance Hall

Radiator, coving to ceiling, stairs to first floor with storage cupboard under, door to:

#### Lounge

4.52m (14'10") max into bay x 3.66m (12')  
Double glazed bay window to front, radiator, TV point, coving to ceiling, wall mounted electric fire, doorway to:

#### Dining Room

3.00m (9'10") x 3.00m (9'10")  
Double glazed window to rear, radiator, door to

#### Kitchen

3.00m (9'10") x 2.59m (8'6")  
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, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, radiator, external door to side.

### First Floor

#### Landing

Obscure double glazed window to side, radiator, built-in storage cupboard, door to:



#### Bedroom 1

3.43m (11'3") x 3.36m (11')  
Double glazed window to front, radiator, built-in storage.

#### Bedroom 2

3.19m (10'6") max x 2.83m (9'4")  
Double glazed window to rear, radiator, built-in storage.

#### Bedroom 3

3.43m (11'3") x 2.25m (7'5") max  
Double glazed window to front, radiator.

#### Bathroom

Fitted with four piece suite comprising panelled bath with mixer tap, pedestal wash hand basin, shower enclosure with fitted shower and WC, full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to rear, tiled flooring.

### External

#### Gardens

Gardens to the front and rear of the property. Driveway leading to:

#### Garage

4.68m (15'4") x 2.70m (8'10")  
With power and light connected, plumbing for washing machine, double glazed window to side, Up and over door, attached store.

