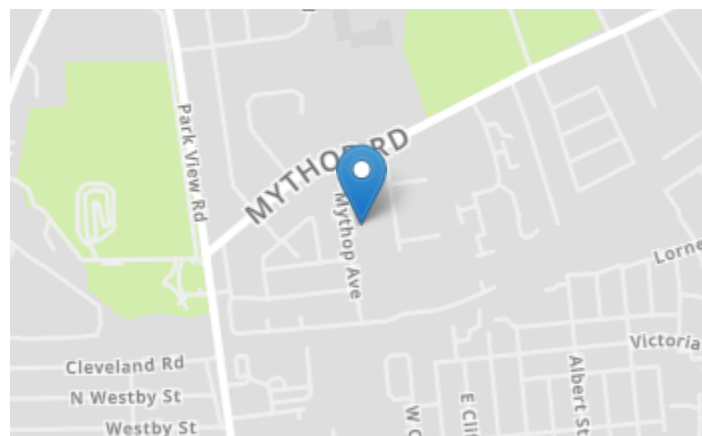
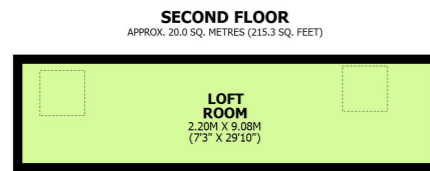
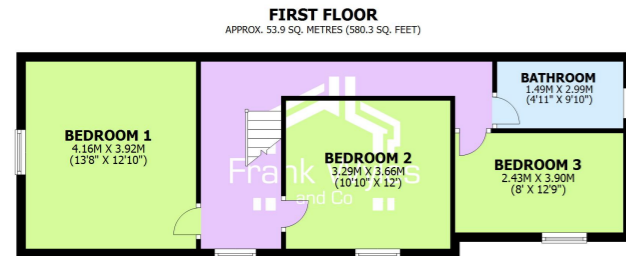
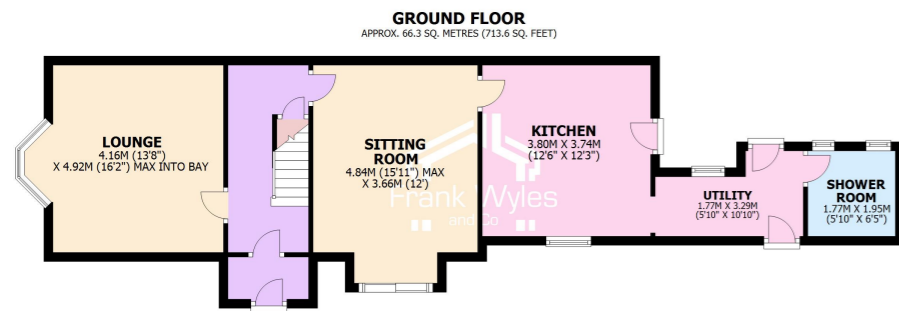


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E	48	63
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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**33 Mythop Avenue,**  
Lytham, Lancashire, FY8 4HZ

- End of Terrace House on Generous Corner Plot
- Within Easy Reach of Lytham Centre & Green
- Lounge, Sitting Room & Dining Kitchen
- Utility & Downstairs Shower Room
- Three Bedrooms & Family Bathroom
- Loft Room (Ripe for Conversion Subject to Consent)
- Gardens to Three Aspects & Single Garage



**£300,000**

Leasehold  
Energy Efficiency Rating: E



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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 no authority to make or give any representation or warranty whatever in relation to this property.



# 33 Mythop Avenue, Lytham, Lancashire, FY8 4HZ £300,000

Traditional End of Terrace House Located on a Generous Corner Plot Within Easy Reach of Lytham Centre & Green. Comprises: Lounge, Sitting Room, Dining Kitchen, Utility, Downstairs Shower Room, Three Bedrooms, Family Bathroom & Loft Room (Ripe For Conversion, Subject to the Usual Consents). The Property Benefits From Gardens To Three Aspects, and a Single Garage. A Must See to Fully Appreciate!

Tenure: Leasehold (999 years from new)

Ground Rent: Approx £4 pa

Council Tax Band: D



Porch

Door to:

Entrance Hall

Radiator, and decorative coving to ceiling. Stairs to first floor with storage cupboard under. Doors to:

Lounge 4.92m (16'2") max into bay x 4.16m (13'8")

Double glazed bay window to side. Coal effect gas fire with wooden surround and tiled inset and hearth.

Radiator, TV point, two wall light points, and decorative coving to ceiling.

Sitting Room 4.84m (15'11") max x 3.66m (12')

Coal effect gas fire with wooden surround and tiled inset. Radiator, TV point, and picture rail. Patio door to rear garden. Door to:

Dining Kitchen 3.80m (12'6") x 3.74m (12'3")

Double glazed window to rear. 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. Built-in oven and four ring gas hob. Double radiator, tiled flooring, and door to rear garden. Doorway to:

Utility 3.29m (10'10") x 1.77m (5'10")

Double glazed window to rear. Plumbing for washing machine and dishwasher, and space for fridge freezer. Tiled flooring. Wall mounted boiler. External door to front. Door to:

Shower Room

Two obscure double glazed windows to rear. Fitted with three piece suite comprising shower area with fitted electric shower, pedestal wash hand basin with mixer tap, and WC. Extractor fan. Tiled flooring.

First Floor

Landing

Double glazed window to front. Radiator. hatch with pull down ladder to loft room. Door to:

Bedroom 1 4.16m (13'8") x 3.92m (12'10")

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

Bedroom 2 3.66m (12') x 3.29m (10'10")

Double glazed window to front. Built-in double wardrobe. Radiator, and TV point.

Bedroom 3 3.90m (12'9") x 2.43m (8')

Double glazed window to front. TV point.

Bathroom

Obscure double glazed window to side. Fitted with three piece suite comprising panelled bath with hand shower attachment and mixer tap, pedestal wash hand basin, and WC. Full height tiling to all walls. Radiator, and tiled flooring.

Second Floor

Loft Room 9.08m (29'10") x 2.20m (7'3")

Two skylights. Two radiators. Accessed via drop down ladder.

External

Gardens

Corner plot with enclosed gardens to three aspects: Lawned garden to front and left hand side, and block paved garden to right hand side with double gates leading to:

Garage 5.88m (19'3") x 4.17m (13'8")

Accessed via rear service road. Up-and-over door, and courtesy door to rear garden. Power and light.

