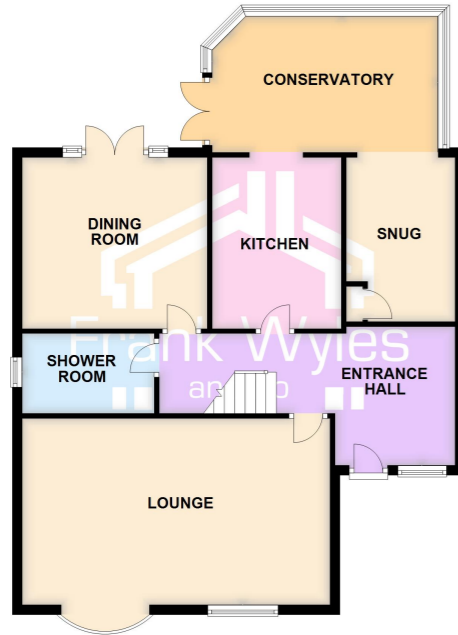
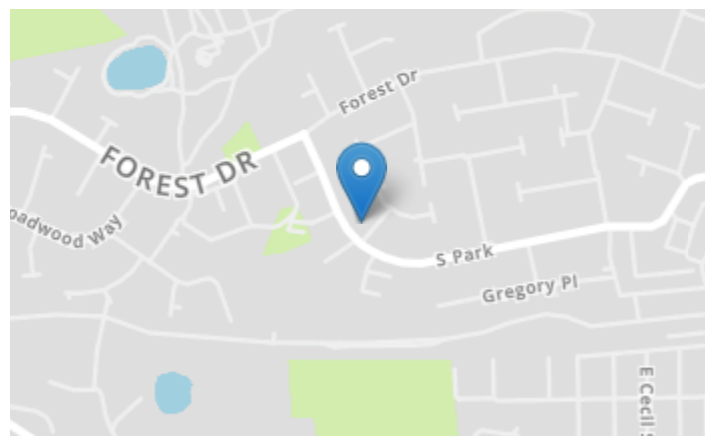
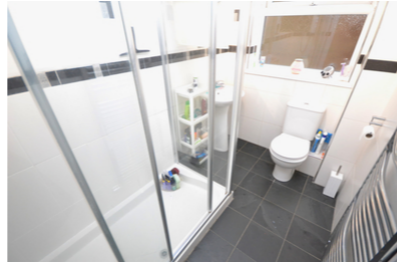


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

GROUND FLOOR
APPROX. 89.7 SQ. METRES (965.6 SQ. FEET)



FIRST FLOOR
APPROX. 53.6 SQ. METRES (577.1 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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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

102 South Park,

Lytham, FY8 4QH

- Lovely Deceptively Spacious Detached House
- Located Within Easy Reach Of Lytham Green & Centre
- Lounge, Second Reception, Snug & Conservatory
- Modern Kitchen & Downstairs Shower Room
- Four Bedrooms & First Floor Bathroom
- Off Road Parking To Front & Low Maintenance Rear Garden

Frank Wyles
and Co

£389,950

Leasehold
Energy Efficiency Rating: D



102 South Park,

Lytham, FY8 4QH

£389,950

Lovely Detached Four Bedroom House Located Within Easy Reach Of Local Schools, Lytham Centre & Green. Presented To The Highest Standard, And Offering Deceptively Spacious Accommodation, The Property Comprises: Large Lounge, Second Reception Room, Modern Kitchen, Conservatory, Snug, Downstairs Shower Room, Four Bedrooms & First Floor Bathroom. To The Front Is A Driveway Providing Off Road Parking For Up To Four Cars And, To The Rear, A Well Maintained Low Maintenance Garden. All In All A Great Home!

Tenure: Leasehold (999 years from 1 April 1969). Ground Rent: £10 per annum.

Council Tax Band: E

Entrance Hall

uPVC front door leads to spacious entrance hall. Solid oak wood floor. Two double panel radiators. Corniced ceiling. Modern oak and glass staircase to the first floor. Oak doors lead to the following rooms:

Lounge 6.40m (21') x 4.14m (13'7) into bay

Two uPVC double glazed leaded bay windows to front. Feature modern stone fireplace with matching mantle and hearth and inset electric fire. Corniced ceiling with two ceiling roses.

Sitting Room/Dining Room 3.84m (12'7") x 3.56m (11'8")

uPVC double glazed leaded double doors and matching windows overlook and give access to the enclosed rear garden. Double panel radiator. Corniced ceiling with centre rose.

Kitchen - 3.58m x 2.69m (11'9 x 8'10)

Modern fitted 'handmade' kitchen with a good range of wall and floor mounted cupboards and drawers with contrasting work surfaces and discreet downlighting. Inset 1 1/2 bowl 'Franke' sink unit with chrome mixer tap. Integrated Rangemaster range style cooker with a five ring gas hob and automatic fan assisted electric oven, grill and side warming oven. Illuminated extractor hood above. Integrated Blomberg fridge and freezer and integrated Blomberg washing machine. Halogen downlights. A square arch leads from the Kitchen into:

Conservatory - 4.70m x 2.82m (15'5 x 9'3)

Double glazed windows and pitched ceiling. Ceramic tiled floor. Double glazed doors to rear garden. Panel radiator. From the conservatory a square arch leads through to:

Play Room/Snug - 3.43m x 2.26m (11'3 x 7'5)

Radiator. Cupboard housing gas meter and consumer unit.

Shower Room - 2.74m x 1.65m (9' x 5'5)

Obscure double glazed window. Modern three piece suite comprising step in double shower compartment with a Triton TAT electric shower, pedestal wash hand basin with chrome mixer tap and low level WC. Chrome heated ladder towel rail. Ceramic floor and wall tiles.

First Floor

Landing

Airing cupboard housing Baxi combi boiler, and side storage space. Doors leading to the following rooms:

Bedroom One - 3.71m x 3.56m (12'2 x 11'8)

Leaded double glazed window to rear. Radiator.

Bedroom Two - 3.66m x 2.74m (12' x 9')

Leaded double glazed window to rear. Radiator. Access to loft.

Bedroom Three - 4.62m x 2.24m (15'2 x 7'4)

Dual aspect double glazed leaded windows to front and rear. Radiator.

Bedroom Four - 2.95m x 2.44m (9'8 x 8'0)

Leaded double glazed window to front. Radiator. Access into the front roof void.

Bathroom 1.85m x 1.65m (6'1 x 5'5)

Obscure double glazed outer window. Three piece modern white suite comprising tiled panelled bath with chrome mixer tap and hand shower, wash hand basin with chrome mixer tap and a low level WC. Heated ladder towel rail. Ceramic floor and wall tiles.

External

Front: Stone flagged driveway for up to four cars.

Rear: Low maintenance garden with stone flagged path and side patio. Centre stone chipped area with side flower and shrub borders. External lighting, power socket and garden tap. Timber garden store with double opening doors and side perspex window. Side pathway and gate.

