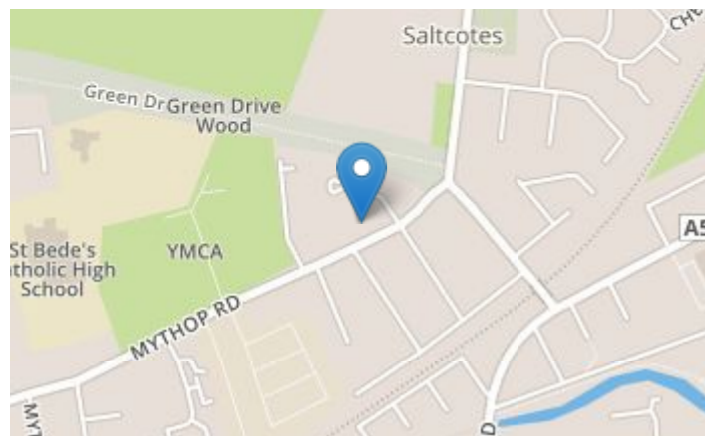
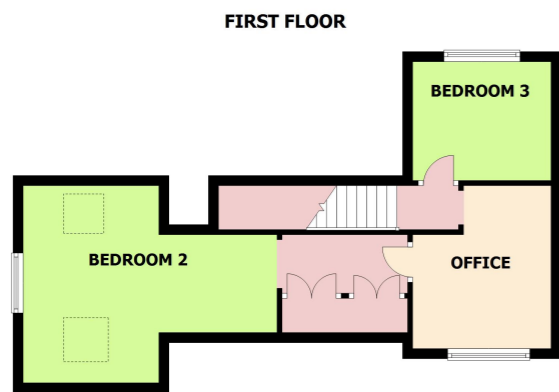


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	67	77
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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121 Mythop Road,
Lytham, Lancashire, FY8 4HJ

- Contemporary Detached Dormer Bungalow
- Presented to the Highest Standard
- Lounge, Dining Area & Office
- Large Open Plan Living Dining Kitchen
- 3/4 Bedrooms & 2 Bathrooms
- Garage & Driveway



£450,000

Freehold
 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.



121 Mythop Road, Lytham, Lancashire, FY8 4HJ

£450,000

Fantastic Contemporary Detached Three/Four Bedroom Dormer Bungalow Presented to the Highest Standard and Offering Versatile Accommodation in the Form of: Lounge & Dining Area, Superb Living Dining Kitchen With Quartz Work Top & Feature Wood Burning Stove, Second Reception Room/Bedroom 4, Main Bedroom and Modern Bathroom & Separate Shower Room to the Ground Floor. To the First Floor Are Two Further Bedrooms & An Office. To the Front is a Driveway Proving Off Road Parking & Access to a Garage and, to the Rear, a Private Garden. Located Within Easy Reach of Local Schools & Lytham Centre, This is a Definite Must See To Fully Appreciate!

Tenure: Freehold

Council Tax: Band E



Ground Floor

Entrance

Glazed upvc front door. Feature tiled wall, two wall lights radiator, seating area overlooking the front garden, and door to second reception / bedroom four.

Hall

Ceiling cornice, and radiator. Storage cupboard (cloaks) housing modern condenser combination boiler. Stairs leading to first floor. Double glass panel doors leading to:

Dining Area

3.61m (11'10") x 2.70m (8'10")

Double glazed window to the side. Radiator. Open plan to:

Lounge

4.92m (16'2") x 3.67m (12')

Full height double glazed windows overlooking the front garden. Living flame gas fire, radiator, TV Point, telephone point, and wall lights.

Bedroom 1

4.25m (13'11") x 3.67m (12')

Double glazed windows overlooking the side and rear garden.

Double radiator, and fitted wardrobes with mirrored doors

Bathroom

Opaque double glazed window. Four piece suite comprising free standing bath with floor mounted taps and shower attachment, double shower, low level wc, wash hand basin with mixer tap set with a vanity unit. LED wall mirror, porcelain marble effect tiles to all walls, Amtico flooring, heated towel rail, extractor fan, storage cupboard, and low voltage spot lights.

Living Dining Kitchen

6.36m (20'10") x 3.70m (12'2")

Full height double glazed windows overlooking the decked patio. Double glazed window over the back garden. Amtico flooring, feature wood burner with tiled hearth. Contemporary handle-less kitchen with a matching range of base and eye level units, quartz stone counter tops, and a 1 1/2 stainless steel sink with mixer tap and single drainer. Ceramic hob with extractor hood over and LED mood lighting. Integrated dishwasher, electric fan assisted double oven, integrated fridge freezer, and larder unit.

Rear Hallway

Amtico flooring. Access to shower room and the following rooms:

Second Lounge / Bedroom 4

4.90m (16'1") x 3.00m (9'10")

Double glazed window overlooking the front garden. Electric blind, ceiling spot lights, TV point, and double radiator. Cupboard housing gas and electric meter.

Shower Room

Amtico flooring, full height tiling to all walls, shower enclosure with mixer shower, low level wc, sink with mixer tap, vanity cupboard under, single radiator, low voltage spot lights, extractor fan, opaque double glazed window.

Garage

6m x 2.7m

double glazed window, plumbing for washing machine, space for tumble dryer, hot and cold taps, electric garage door, access to loft with further storage.

First Floor

Landing

Doors leading to the following rooms:

Bedroom 3

2.79m (9'2") x 2.36m (7'9")

Double glazed window to the rear. Radiator

Office

3.27m (10'9") max x 2.79m (9'2")

Double glazed window to the front. Electric blind, radiator, and storage cupboard. Door leading to:

Landing

Two storage cupboards. Access to eaves. Door leading to:

Bedroom 2

4.00m x 4.85m (max)

Double glazed window to the side, and velux windows to the front and rear. Two double radiators, TV point, storage into the eaves, and storage cupboard.

External

Front Garden

Fence and hedge enclosed with lawned area and block paved driveway leading to the garage. Off road parking for 3 cars.

Rear Garden

Fence enclosed garden mainly laid to lawn with a decked patio and shale seating area offering ideal outdoor entertainment space.

