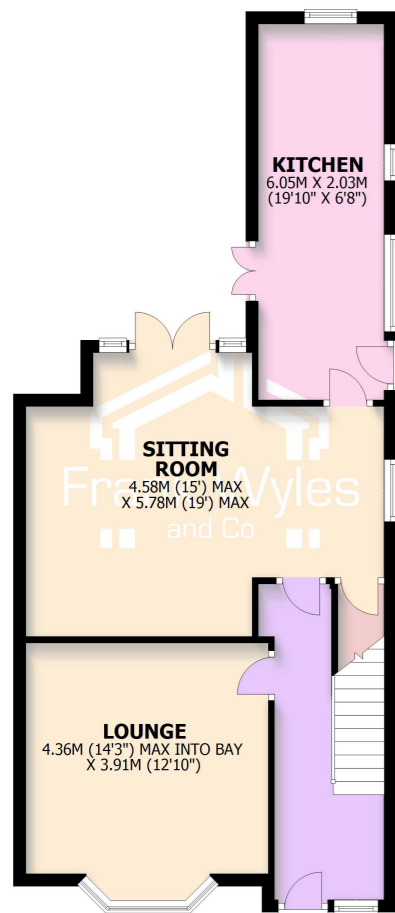


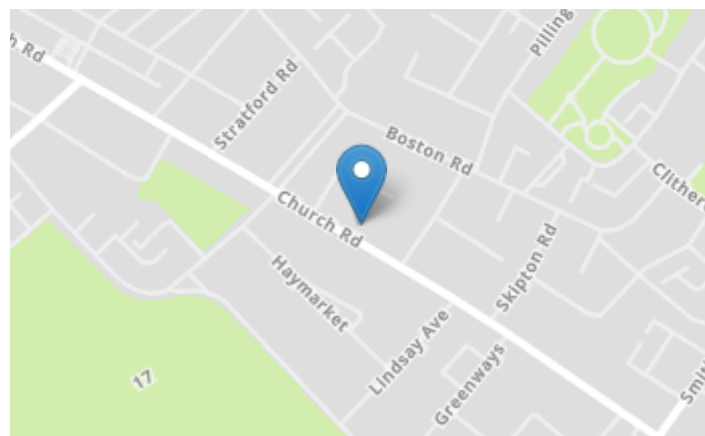
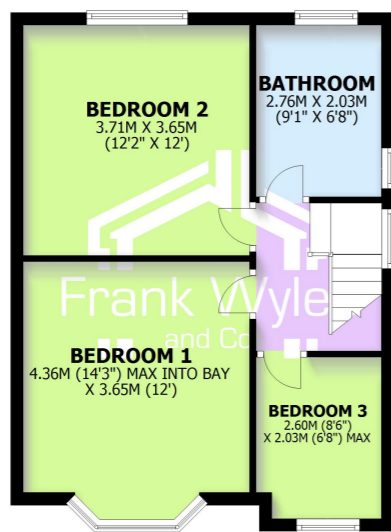
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



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21 Orchard Road, St. Annes FY8 1RY
01253 731 222
11 Park Street, Lytham FY8 5LU
sales@frankwyles.com lytham@frankwyles.com
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 facebook.com/frankwyles @frankwyles

225 Church Road,
St Annes, Lytham St Annes, Lancashire, FY8 3NN



- Semi Detached Family Home in a Prime Location
- Presented to a Very High Standard
- Close To Several Schools, Shops & Transport Links
- 2 Receptions
- 3 Bedrooms
- Garag & Driveway
- Large Private Garden To The Rear

£289,950

Leasehold
 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.



225 Church Road, St Annes, Lytham St Annes, Lancashire, FY8 3NN £289,950

A Must See! This well presented semi detached family house is conveniently located for access to shops and schools. The generous accommodation comprises two reception rooms, a fitted kitchen, three bedrooms and a bathroom. There is a driveway, garage and good sized rear garden. Early Viewing Is Highly Recommended!

Tenure: Leasehold

Council Tax: Band D

Ground Floor

Entrance Hall

Obscure double glazed window to front, radiator, picture rail, stairs to first floor, door to:

Lounge 4.36m (14'3") max into bay x 3.91m (12'10")

Double glazed bay window to front, radiator, TV point, picture rail, coal effect gas fire set in stone surround.

Sitting Room 5.78m (19') max x 4.58m (15') max

Two windows to rear, double glazed window to side, radiator, TV point, two wall light points, gas fire, double doors to rear patio, door to understairs storage cupboard, door to:

Kitchen 6.05m (19'10") x 2.03m (6'8")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated dishwasher, washing machine and tumble dryer, space for fridge/freezer, built-in oven, built-in four ring gas hob with extractor hood over, two obscure double glazed windows to side, double glazed window to rear, radiator, TV point, double doors to rear patio, door to driveway.

First Floor

Landing

Obscure double glazed window to side, door to:

Bedroom 1 4.36m (14'3") max into bay x 3.65m (12')

Double glazed bay window to front, fitted bedroom suite with a range of wardrobes, radiator, picture rail.

Bedroom 2 3.71m (12'2") x 3.65m (12')

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, picture rail.

Bedroom 3 2.60m (8'6") x 2.03m (6'8") max

Double glazed window to front, radiator, door to:

Bathroom 2.76m (9'1") x 2.03m (6'8")

Fitted with three piece suite comprising bath with separate shower hand shower attachment over, mixer tap and glass screen, wall mounted vanity wash hand basin with storage under and mixer tap and WC, full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to rear, obscure double glazed window to side, tiled flooring.

External

Driveway with off street parking for several vehicles and leading to a garage with up-and-over door. Good sized rear mainly lawned with paved patio and mature borders of plants and shrubs.

