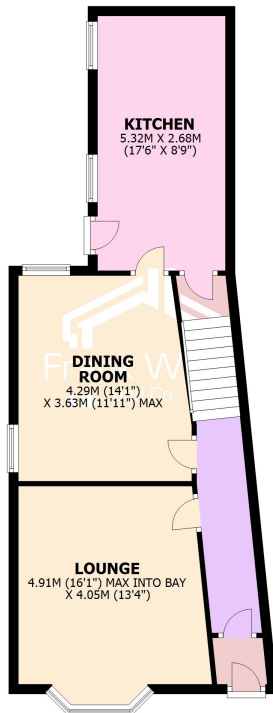
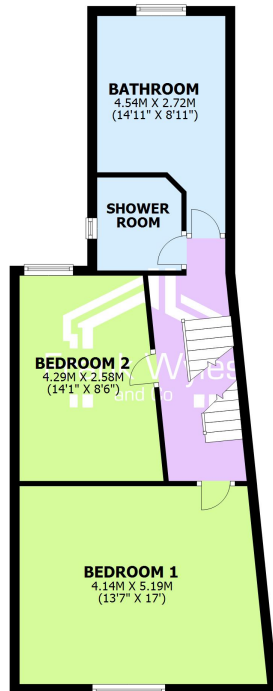


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

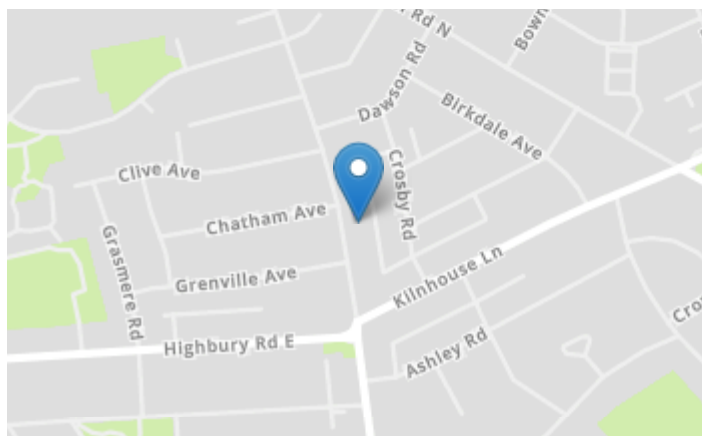
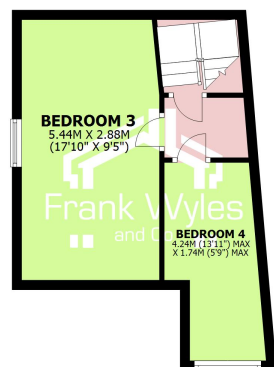
GROUND FLOOR
APPROX. 55.5 SQ. METRES (597.3 SQ. FEET)



FIRST FLOOR
APPROX. 55.1 SQ. METRES (593.3 SQ. FEET)



SECOND FLOOR
APPROX. 28.3 SQ. METRES (305.1 SQ. FEET)



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2 Leach Lane,
Lytham St Annes, Lancashire, FY8 3AP

- Halls Adjoining Semi Detached House
- Just a short walk from shops & Bus Routes
- Four Bedrooms
- 2 Bathrooms
- Viewing Highly Recommended



£250,000

Energy Efficiency Rating: D



2 Leach Lane, Lytham St Annes, Lancashire, FY8 3AP £250,000

This spacious halls adjoining semi detached family home is conveniently located for access to shops and schools. The accommodation comprises two reception rooms, a fitted kitchen, four bedrooms, a bathroom and a shower room. There are gardens to the front and rear of the property.

Tenure: Freehold

Council Tax: Band C



Ground Floor

Porch

Door to:

Entrance Hall

Stairs to first floor, door to:

Lounge 4.91m (16'1") max into bay x 4.05m (13'4")
Bay window to front, radiator, wooden flooring, TV point with wood burning stove with glass door in chimney.

Dining Room 4.29m (14'1") x 3.63m (11'11") max
Double glazed window to rear, double glazed window to side, living flame effect electric fire, door to:

Kitchen 5.32m (17'6") x 2.68m (8'9")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood, two double glazed windows to side, radiator, TV point, wall mounted concealed boiler, door to understairs storage cupboard, external door to side.

First Floor

Landing

Stairs to second floor, door to:

Bedroom 1 5.19m (17') x 4.14m (13'7")
Double glazed window to front, radiator, wooden flooring, TV point, picture rail, living flame effect electric fire with marble inset and hearth.



Bedroom 2 4.29m (14'1") x 2.58m (8'6")
Double glazed window to rear, radiator.

Shower Room

Fitted with three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin with mixer tap, and WC, full height tiling to all walls, obscure double glazed window to side.

Bathroom

Fitted with three piece suite comprising roll top bath with hand shower attachment and mixer tap, wash hand basin with storage under and mixer tap and WC, full height tiling to all walls, double glazed window to rear, radiator, tiled flooring.

Second Floor

Landing

Door to:

Bedroom 3 5.44m (17'10") x 2.88m (9'5")
Double glazed window to side, radiator.

Bedroom 4 4.24m (13'11") max x 1.74m (5'9") max
Double glazed window to front, radiator.

External

Lawned front garden, path leading to front door and gated access to the low maintenance side and rear garden.

