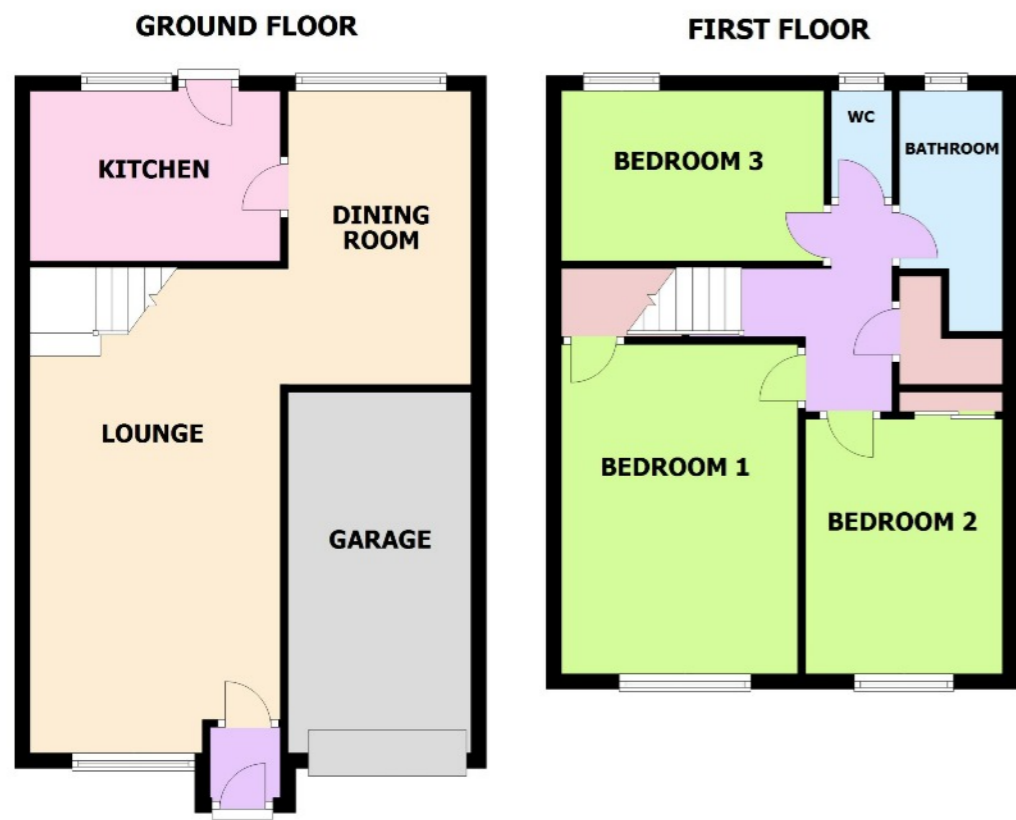


CHAIN FREE



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46 Frobisher Drive
 Lytham St Anne's, FY8 2RG



- Detached House in Need of Modernisation
- Within Easy Reach of Local Amenities & Transport Links
- St Anne's Cricket Club & Old Links Golf Course on Door Step
- Lounge, Dining Room & Kitchen
- Three Bedrooms & Family Bathroom
- Low Maintenance Gardens
- Single Garage

£175,000

Tenure:
 Energy Efficiency Rating:

2-May-19 Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
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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.



46 Frobisher Drive

Lytham St Anne's, FY8 2RG

£175,000

Detached House In Need of Modernisation Located on This Popular Development Within Easy Reach of Local Amenities, Transport Links, St Anne's Cricket Club, Old Links Golf Course & Sea Front. Comprises Lounge, Kitchen, Dining Room, Three Bedrooms & Family Bathroom. Low Maintenance Gardens to Front & Rear and Single Garage. Available With No Forward Chain.

Council Tax Band: D

Tenure: Freehold



Ground Floor

Porch

Door to:

Lounge 6.36m (20'10") max x 3.29m (10'9")

Double glazed window to front, radiator, TV point, three wall light points, stairs, open plan to:

Dining Room 3.86m (12'8") x 2.40m (7'11")

Double glazed window to rear, radiator.

Kitchen 3.29m (10'9") x 2.24m (7'4")

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, plumbing for washing machine, space for fridge/freezer, electric point for cooker, double glazed window to rear, radiator, door to rear garden.

First Floor

Landing

Door to cupboard housing hot water tank, door to:

Bedroom 1 4.33m (14'2") x 3.10m (10'2")

Double glazed window to front, radiator, door to storage cupboard.

Bedroom 2 3.35m (11') x 2.59m (8'6")

Double glazed window to front, radiator, built-in wardrobe.

Bedroom 3 3.44m (11'4") x 2.24m (7'4")

Double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and recessed shower area with fitted electric shower, full height tiling to all walls, obscure double glazed window to rear, radiator.

WC

Obscure double glazed window to rear, WC, radiator.

External

Garage

Up and over door.

Gardens

Driveway with off street parking for several vehicles and leading to the aforementioned garage, open front garden, enclosed rear garden with lawned, paved and planted areas.

