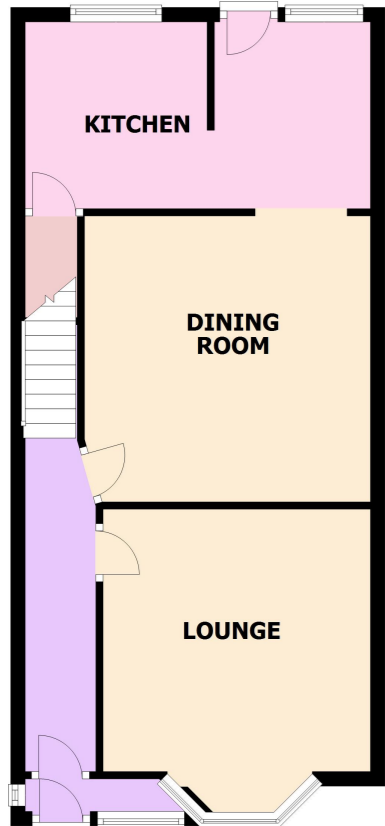
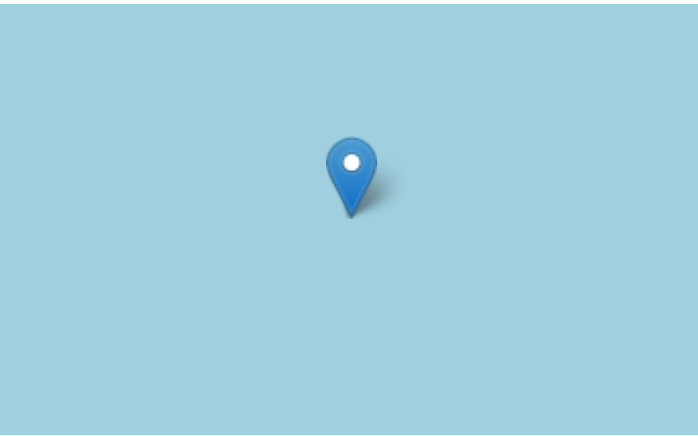
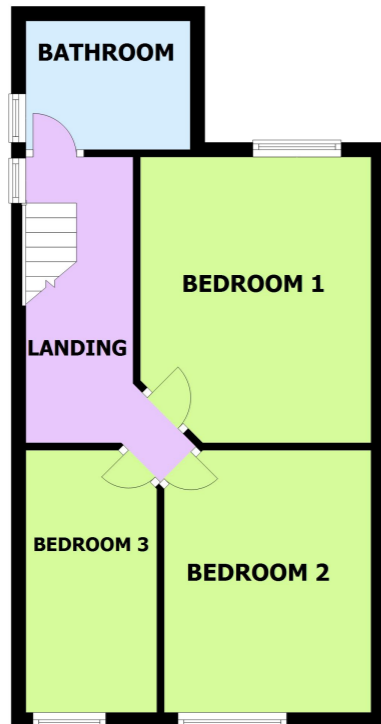


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales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

**GROUND FLOOR**  
APPROX. 50.5 SQ. METRES (544.1 SQ. FEET)



**FIRST FLOOR**  
APPROX. 40.7 SQ. METRES (438.0 SQ. FEET)



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**4 Rutland Road,  
Ansdell, Lancashire, FY8 4DU**

- Extended Semi Detached Family Home
- Located in Heart of Ansdell
- Local Shops, Amenities & Sea Front Within Easy Reach
- Lounge, Dining Room & Modern Kitchen
- Three Bedrooms & Modern Bathroom
- Gardens to Front & Rear



**£215,000**

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.



## 4 Rutland Road, Ansdell, Lancashire, FY8 4DU £215,000

Extended Semi Detached House Located in the Heart of Ansdell With Its Fantastic Shops & Amenities, and Within Easy Reach of the Sea Front & Fairhaven Lake. The Property Comprises: Lounge, Dining Room, Modern Kitchen, Three Good Bedrooms & a Modern Bathroom and Benefits From Attractive Gardens to Front & Rear.

Council Tax Band: B

Ground Rent: £4.60 x 2 per annum

Tenure: Leasehold (999 years from new)

### Ground Floor

#### Porch

Upvc front door with glass panel. Windows to front and side. Inner door to:

#### Entrance Hall

Radiator, and stairs to first floor. Doors to:

Lounge 4.22m (13'10") max into bay x 3.69m (12'1")

Double glazed bay window to front. Radiator, and TV point.

Dining Room 3.94m (12'11") x 3.94m (12'11")

Living flame effect electric fire, and radiator.

TV point, and two wall light points. Opening to:

Kitchen 4.76m (15'7") x 2.57m (8'5")

Two double glazed windows to rear. Archway dividing room. Fitted with a matching range of base and eye level units with worktop space over incorporating a 1 ½ bowl stainless sink with single drainer and mixer tap. Integrated dishwasher, plumbing for washing machine, and space for fridge freezer. Built-in oven and four ring gas hob with extractor hood over. Radiator. Door to under-stairs storage cupboard housing wall mounted boiler. Door to rear garden.

Radiator. Door to under-stairs storage cupboard housing wall mounted boiler. Door to rear garden.

### First Floor

### Landing

Obscure double glazed window to side. Radiator. Doors leading to the following rooms:

Bedroom 1 3.94m (12'11") x 3.18m (10'5")  
Double glazed window to rear. Radiator, and TV point.

Bedroom 2 3.61m (11'10") x 2.85m (9'4")  
Double glazed window to front. Two radiators.

Bedroom 3 3.61m (11'10") x 1.81m (5'11")  
Double glazed window to front. Radiator.

### Bathroom

Obscure double window to side. Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, pedestal wash hand basin with mixer tap, and WC. Heated towel rail, extractor fan, and tiled flooring.

### External

#### Front

Wall and gate enclosed front garden. Mainly laid to lawn with shrub borders. Gate to side giving access to rear garden.

#### Rear

Fence and wall enclosed rear garden. Mainly laid to lawn with tree and shrub borders. Patio area.

