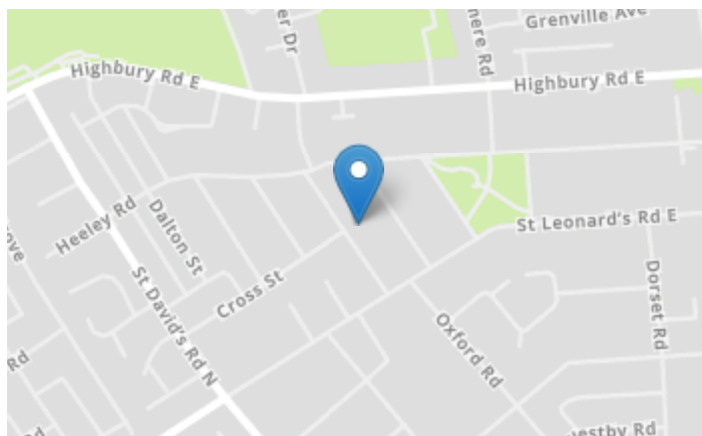
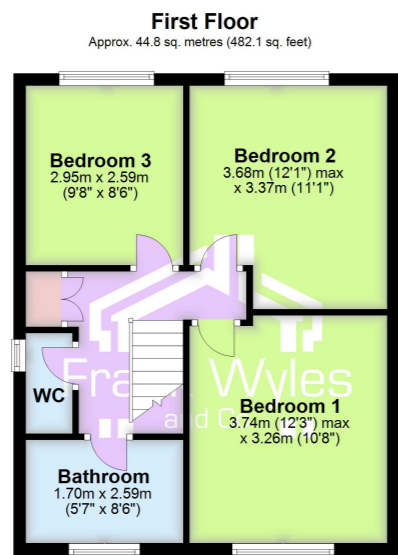
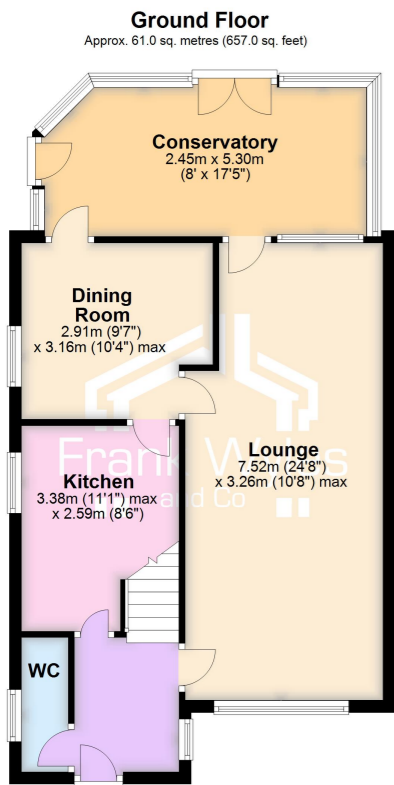


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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



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**9 Dobson Avenue,**  
Lytham St Annes, Lancashire, FY8 2HH

- Semi Detached Family Home
- Large Through Reception
- Dining Room & Conservatory
- 3 Bedrooms & Family Bathroom
- Viewing Highly Recommended



**£145,000**

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 no authority to make or give any representation or warranty whatever in relation to this property.



## 9 Dobson Avenue, Lytham St Annes, Lancashire, FY8 2HH £145,000

This Deceptively Spacious Semi Detached Family Home is in a popular location, being just a short walk from shops and several schools. Whilst requiring some modernisation, this family home offers huge potential. The accommodation comprises a large through reception, separate dining room and conservatory, fitted kitchen, 3 bedrooms and a family bathroom. There is an enclosed garden to the rear, shared driveway and garage. Early viewing is highly recommended.



### Ground Floor

#### Entrance Hall

Obscure double glazed window to side, radiator, stairs, door to:

#### Kitchen 3.38m (11'1") max x 2.59m (8'6")

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 and dishwasher, space for fridge, built-in double oven, built-in four ring gas hob with pull out extractor hood over, double glazed window to side, door to:

#### WC

Obscure double glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin, WC and full height tiling to all walls, shaver point, radiator.

#### Dining Room 3.16m (10'4") max x 2.91m (9'7")

Double glazed window to side, radiator, door to:

#### Lounge 7.52m (24'8") x 3.26m (10'8") max

Double glazed window to rear, double glazed window to front, radiator, TV point, coal effect gas fire, door to:

#### Conservatory 5.30m (17'5") x 2.45m (8')

With uPVC double glazed windows and double glazed polycarbonate roof, two windows to side, three windows to rear, wall mounted electric panel heater, tiled flooring, two wall light points, door, double door.

### First Floor

#### Bedroom 1 3.74m (12'3") max x 3.26m (10'8")

Double glazed window to front, radiator, door to:

#### Landing

Double door to Storage cupboard, door to:

#### Bedroom 2 3.68m (12'1") max x 3.37m (11'1")

Double glazed window to rear, radiator.

Storage cupboard.

#### WC

Obscure double glazed window to side, WC, full height tiling to all walls, tiled flooring.

#### Bathroom

Fitted with three piece suite comprising bath with mixer tap, inset wash hand basin with storage under and mixer tap and shower cubicle with fitted shower, full height tiling to all walls, shaver point and light, obscure double glazed window to front, radiator.

#### Bedroom 3 2.95m (9'8") x 2.59m (8'6")

Double glazed window to rear, radiator.

### External

