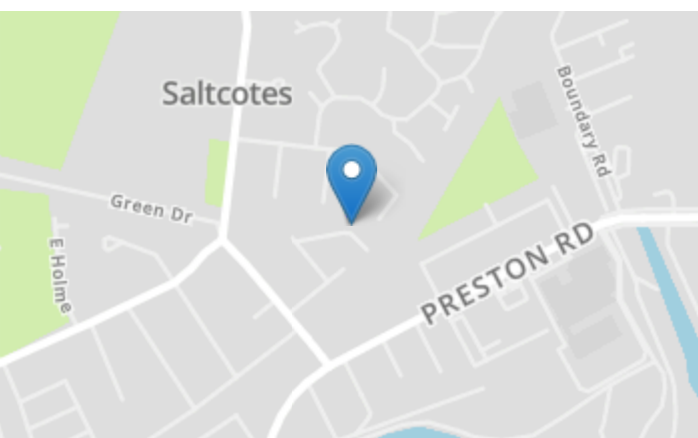
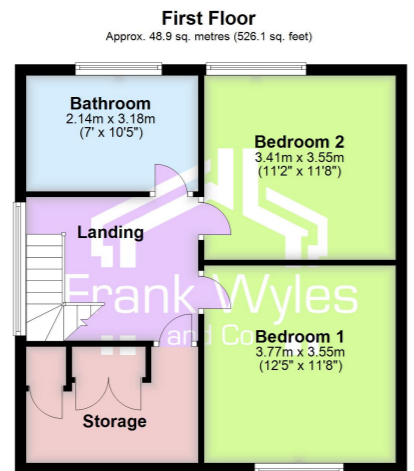
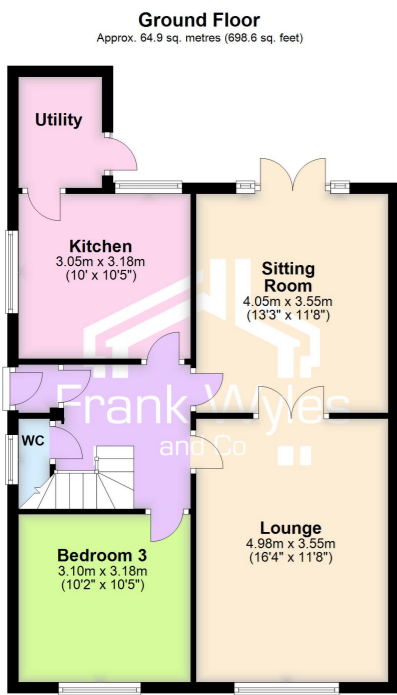


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



01253 713 695
21 Orchard Road, St. Annes FY8 1RY
01253 731 222
11 Park Street, Lytham FY8 5LU
sales@frankwyles.com lytham@frankwyles.com
www.frankwyles.com
 facebook.com/frankwyles @frankwyles



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

31 Tewkesbury Drive, Lytham, FY8 4LN

- Semi Detached House Within Easy Reach Of Lytham Centre
- Lounge & Dining Room
- Modern Kitchen & Utility
- Three Bedrooms (One Downstairs)
- Downstairs WC & Modern Family Bathroom
- Driveway, Single Garage & Rear Garden
- Available With No Onward Chain



£275,000

Freehold
Energy Efficiency Rating: D



31 Tewkesbury Drive,

Lytham, FY8 4LN

£275,000

Located In A Cul De Sac Within Easy Reach Of Local Schools, Lytham Green & Centre, This Three Bedroom Semi Detached House Comprises Lounge, Dining Room, Modern Kitchen, Utility, Downstairs WC, Three Bedrooms (One Downstairs), Modern Bathroom, Driveway, Garage & Rear Garden. Available With No Onward Chain, This Is A Must See!

Tenure: Freehold

Council Tax Band: D



Ground Floor

Porch

Upvc front door. Inner door leading to:

Entrance Hall

Radiator. Coving to ceiling. Stairs to first floor. Doors leading to the following rooms:

Lounge 4.98m (16'4") x 3.55m (11'8")

Double glazed window to front. Fireplace with brick built surround. Radiator. TV point. Coving to ceiling. Double doors through to:

Sitting Room/Dining Room 4.05m (13'3") x 3.55m (11'8")

Two double glazed windows to rear. Radiator. Double glazed patio doors leading to rear garden.

Kitchen 3.18m (10'5") x 3.05m (10')

Double glazed windows to rear and side. Fitted with a matching range of base and eye level units with worktop space over incorporating a stainless steel sink with single drainer and mixer tap. Electric point for cooker with extractor hood over. Radiator. Door to:

Utility

Plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Wall mounted boiler. Upvc double glazed door leading to rear garden.

Bedroom 3 3.18m (10'5") x 3.10m (10'2")

Double glazed window to front. Radiator.

WC

Obscure double glazed window to side. Fitted with two piece suite comprising wall mounted wash hand basin, and WC. Radiator.

First Floor

Landing

Double glazed window to side. Built-in storage cupboard. Doors leading to the following rooms:

Bedroom 1 3.77m (12'5") x 3.55m (11'8")

Double glazed window to front. Radiator.

Bedroom 2 3.55m (11'8") x 3.41m (11'2")

Double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to rear. Fitted with four piece suite comprising bath with hand shower attachment and mixer tap, pedestal wash hand basin with mixer tap, shower enclosure with fitted shower, and WC. Tiled splashbacks. Heated towel rail.

Store Room

Large storage area.

External

Front

Low maintenance garden. Driveway leading to:

Single Garage

Up and over door. Window and courtesy door to side.

Rear Garden

Low maintenance garden with block paved pathway and seating area. Shrub borders.

