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**12 Tudor Road,**  
 Lytham St Annes, FY8 2LA

- Extended Semi Detached Family Home
- Ground Floor Bedroom with Wet Room
- 3 Further Bedrooms
- Conservatory
- Off Street Parking
- EPC Rating D



**£165,000**

Freehold  
 Energy Efficiency Rating:

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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**12 Tudor Road,  
Lytham St Annes, FY8 2LA  
£165,000**

This Freehold Semi Detached Home is conveniently located for schools and local amenities. The property was extended in 2010 and now has a fourth ground floor bedroom with wet room en-suite. The rest of the accommodation comprises a reception, dining kitchen, 3 further bedrooms and a bathroom. There is off street parking to the front and a good size garden to the rear. Early viewing is highly recommended.

Tenure: Freehold

Council Tax: Band B



**Ground Floor**

**Hall**

Upvc Double glazed front door, stairs, door leading to:

**Lounge**

4.12m (13'6") x 3.71m (12'2") max  
double glazed bay window overlooking the front, living flame gas fire with marble surround, radiator, TV point, Telephone point, coving to the ceiling, roomstat for central heating, door leading to:

**Kitchen / Diner**

5.22m (17'2") x 2.33m (7'8")  
Newly fitted solid wood kitchen with a matching range of base and eye level units, quartz stone work surfaces, butler sink, double gas oven with electric grill, four ring gas hob with extractor hood over, space for fridge freezer, plumbing for washing machine, radiator, upvc double glazed door leading to the garden, door to:

**Ground Floor Bedroom**

3.63m (11'11") x 3.42m (11'3")  
Added in 2010 with wide door frames, radiator, Tv Point, Telephone point, window to conservatory.

**Wet Room**

Non Slip Wet Room Floor, electric shower with shower rail, wc with hand rail, wall hung sink with taps, full height tiling to all walls, extractor fan, radiator, obscure double glazed window to the side,

**Conservatory**

Tiled floor, door leading to the rear garden, insulated ceiling to allow use all year round.

**First Floor**

**Landing**

Double glazed window, door to

**Bedroom 1**

3.60m (11'10") max x 2.72m (8'11")  
Double glazed window to the front, radiator.

**Bedroom 2**

3.38m (11'1") x 2.57m (8'5")  
Double glazed window to the rear, radiator.

**Bedroom 3**

2.70m (8'10") x 2.35m (7'9")  
double glazed window to the rear, telephone point, radiator,

**Bathroom**

Panel bath with electric shower over, glass shower screen, grab rail, sink in vanity unit, heated towel rail, low level wc, cupboard housing a newly fitted combination boiler, tiling to all walls, obscure double glazed window to the side.

**External**

Off Street Parking to the front, paving to the side and rear. Back garden mainly laid to lawn, walled at the end, fence panels to the sides.

